



## 67 Serlby Rise, Nottingham – NG3 2LR

Guide Price £150,000





## 67 Serlby Rise

Nottingham, Nottingham

Semi-detached house with lots of potential, offered to the market with no upward chain and close to the City! Bright lounge, dining kitchen, 3 bedrooms, south-westerly garden and off-street parking.

Council Tax band: A

Tenure: Freehold

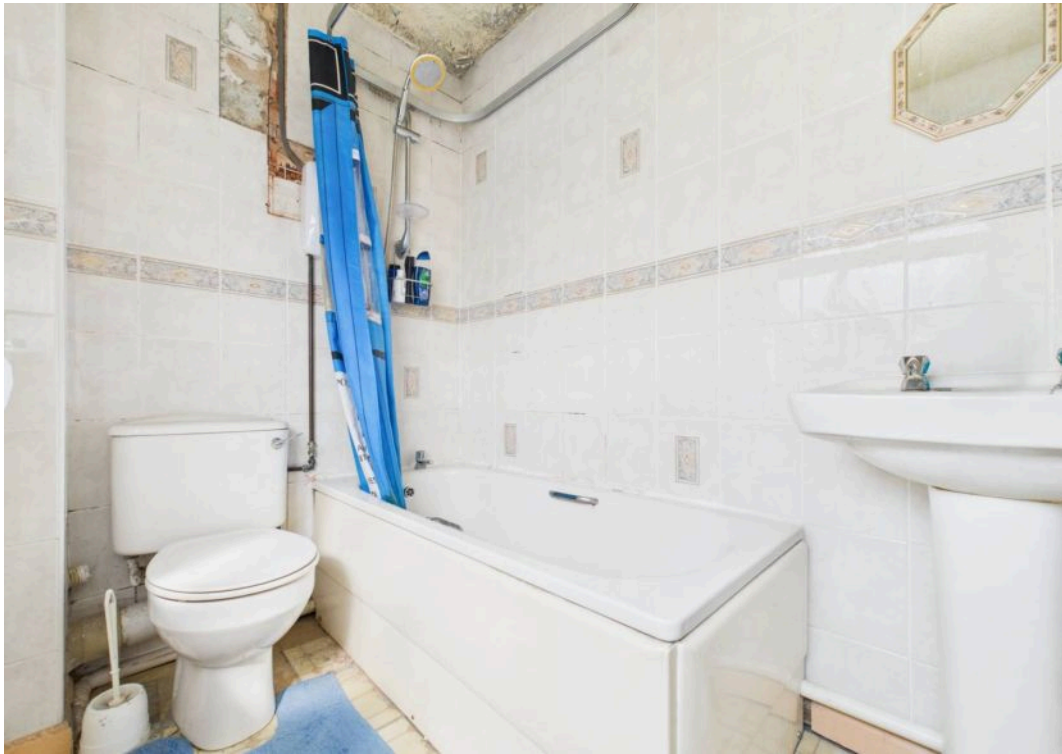
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached house
- Offered to the market with no upward chain
- Lots of potential
- A short commute to the nearby Nottingham City Centre
- Bright lounge with dual-aspect windows
- Good-sized dining kitchen
- Three first floor bedrooms
- First floor bathroom with a three-piece suite
- Generous, south-westerly facing and enclosed rear garden
- Driveway to the front provides off-street parking











Floor 0

**Approximate total area<sup>(1)</sup>**  
70.6 m<sup>2</sup>  
759.93 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom


..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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