



38 Sedgley Avenue, Nottingham - NG2 4HZ

Guide Price £200,000

DavidJames  
the estate agent





## 38 Sedgley Avenue

Nottingham, Nottingham

GUIDE PRICE £200,000–£210,000 Period end-terrace house close to the City Centre – ideal for first-time buyers/investors! 2 reception rooms, 2 double beds, versatile loft space plus a superb garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Period end-terrace house
- Conveniently situated for access to the nearby Nottingham City Centre
- Bright lounge with a feature log burner
- Separate dining room with French doors
- Fitted kitchen with integrated cooking appliances
- Cellar with lighting providing useful storage space
- Two first floor double bedrooms
- Versatile loft space with carpet, lighting and power
- First floor family bathroom with a three-piece suite
- Superb, established and lawned rear garden with a feature patio area and useful store









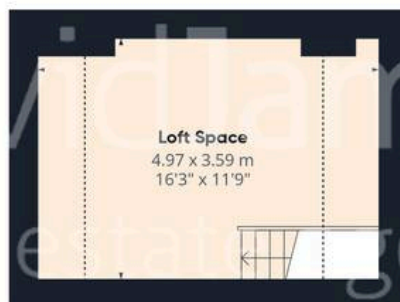




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

80.9 m<sup>2</sup>

871 ft<sup>2</sup>

**Reduced headroom**

4.8 m<sup>2</sup>

52 ft<sup>2</sup>

(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.

**GIRAFFE360**





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