



TATTERSHALLS

NOTTINGHAM



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- Mid Town House
- Two Reception Rooms
- Two Bedrooms
- En-Suite toilet

St Cuthberts Road, Nottingham, NG3 2AX

£145,000

Tattershalls are pleased to present this spacious two double bedroom house within easy reach of Nottingham City Centre. Offered for sale with no upward chain Perfect for Investors or Homebuyers. Viewing is strongly recommended.



Property Description

*** £145,000 ***

Well presented throughout, this two-bedroom property boasts an excellent location conveniently close to Nottingham City Centre and is available for sale without an upward chain. Ideal for either investment purposes or as a starter home.

On the ground floor there are two separate reception rooms. A spacious lounge with access to bright dining room and stairs leading to first floor. The Kitchen is equipped with a range of wall and base units, complemented by a window to side elevation, built in oven and hob with extractor hood over. Family bathroom featuring a shower over the bath, low level WC and wash hand basin.

Upstairs, the first bedroom enjoys a front-facing window, while the second bedroom benefits from a rear-facing window, a storage cupboard, and an en-suite comprising a washbasin and WC.

Outside, there's a rear garden, providing an ideal space for summertime relaxation. On-street parking is available with a required permit.

This property is situated just off Carlton Road and walking distance into the City Centre or Carlton Hill. Close to all local bus routes and amenities. Viewing is highly recommended.

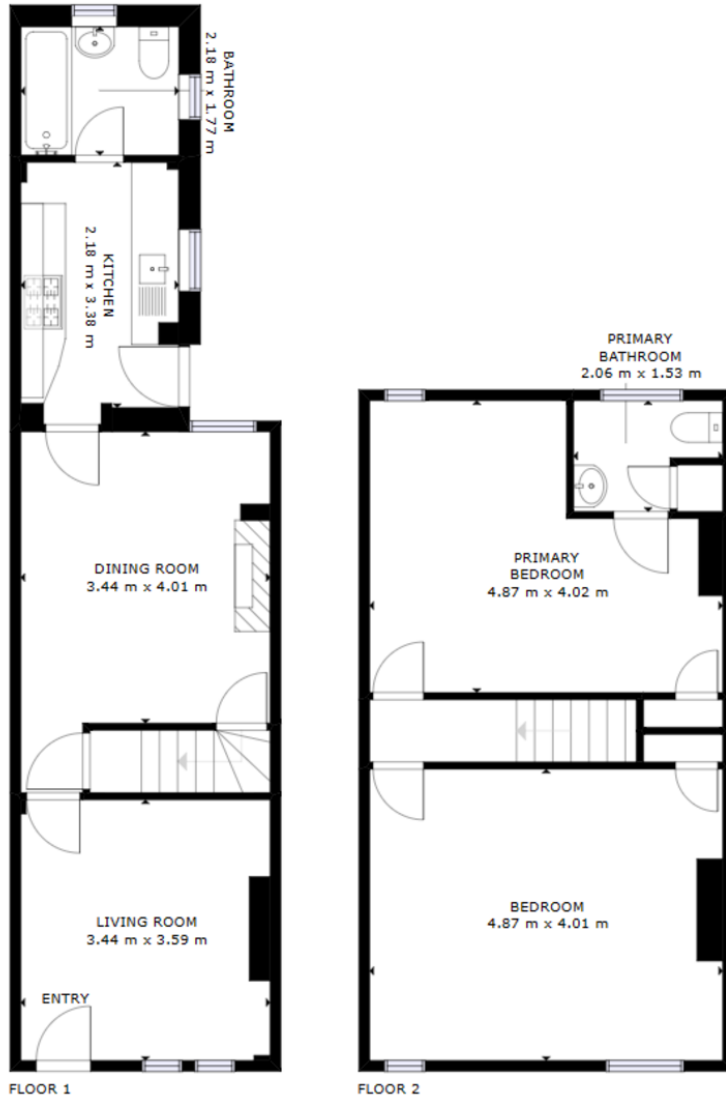





DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.



GROSS INTERNAL AREA
 FLOOR 1: 42 m², FLOOR 2: 44 m²
 TOTAL: 86 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements