



175 Noel Street, Nottingham, NG7 6AR

Asking Price £180,000

- Substantial Three Bedroom Terrace
- Modern Kitchen
- First Floor Bathroom
- Rear Garden
- Lounge and Dining Room
- Three Large Bedrooms
- Accommodation Over Three Storeys
- No Upward Chain

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Substantial Three Bedroom Mid Terrace. Accommodation set over three levels and comprises; Open Plan Lounge/Diner, Kitchen, Three Double Bedrooms and a First Floor Bathroom. Rear Garden. No Upward Chain.



Council Tax Band: A



Entrance Hall

Accessed via Storm Porch. Radiator. Stairs to the first floor landing. Door to the Dining Room.

Dining Room

11'9 x 12'6

Wood flooring. Opens into the Kitchen and Lounge. Radiator. French doors to the rear elevation. Feature fireplace.

Lounge

11'7 x 15'6 into bay

Wood flooring. Radiator. Fire place. Double glazed bay window to the front elevation.

Kitchen

8'9 x 10'6

A range of base and wall units. Granite work surfaces with inset sink and gas hob. Electric oven. Extractor. Window to the rear elevation. Door to the cellar.

First Floor Landing

Doors to the two bedrooms and the bathroom. Built in cupboard. Stairs to the first floor landing.

Master Bedroom

15'4 x 12'4

Two windows to the front elevation. Radiator.

Bedroom Two

9'4 x 12'4

Window to the rear. Radiator.

Bathroom

Freestanding bath with mixer shower. Low level flush toilet. Sink unit. Shower cubicle with mains water shower. Window to the rear. Radiator. Extractor.

Second Floor

Half landing with cupboard housing the gas combination boiler. Roof window.

Top Floor Bedroom

15'9 x 16'2

Roof window. Eave storage. Radiator.

Rear Garden

Slate paving and planted borders.







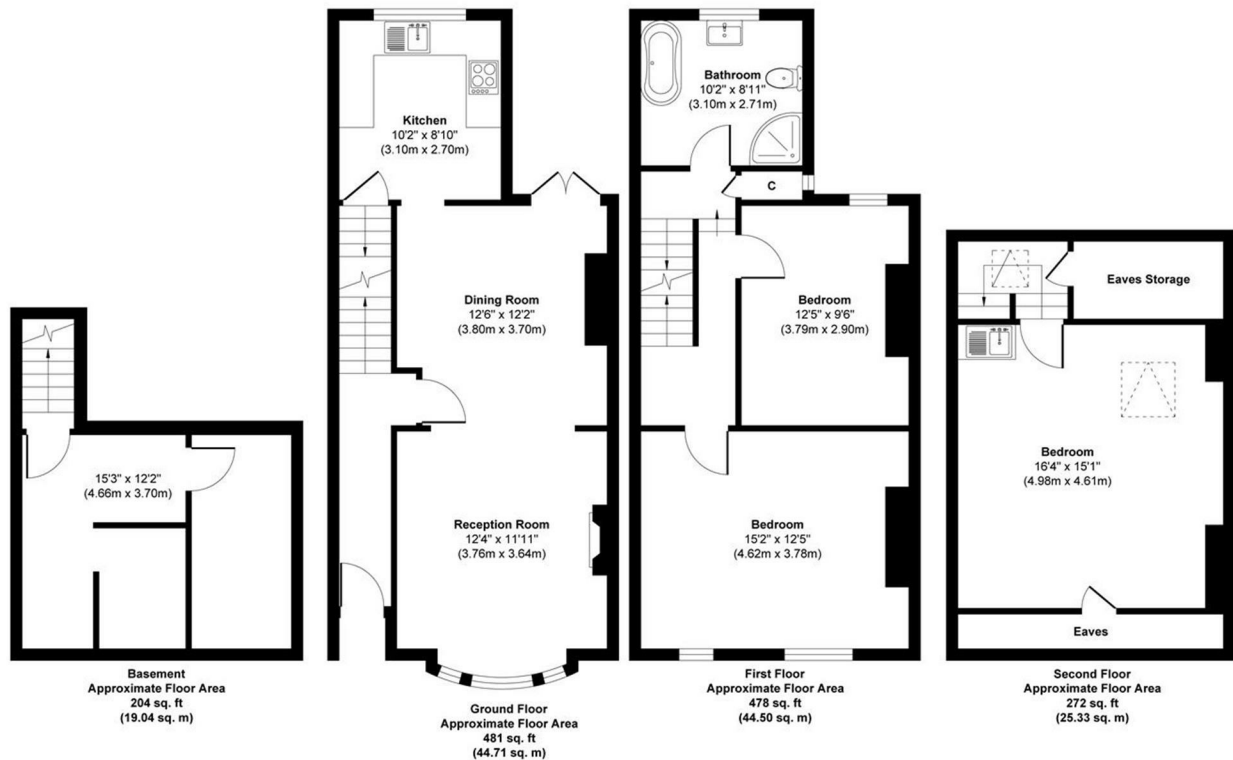
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1435 sq. ft / 133.58 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.