



38 Bennett Street, Nottingham - NG3 5GP

Guide Price **£210,000**





38 Bennett Street

Nottingham, Nottingham

Modern semi-detached house within easy reach of Mapperley, Sherwood and Nottingham City Centre! Well-presented throughout and an ideal opportunity for first-time buyers or investors. Council Tax band: A

Tenure: Freehold

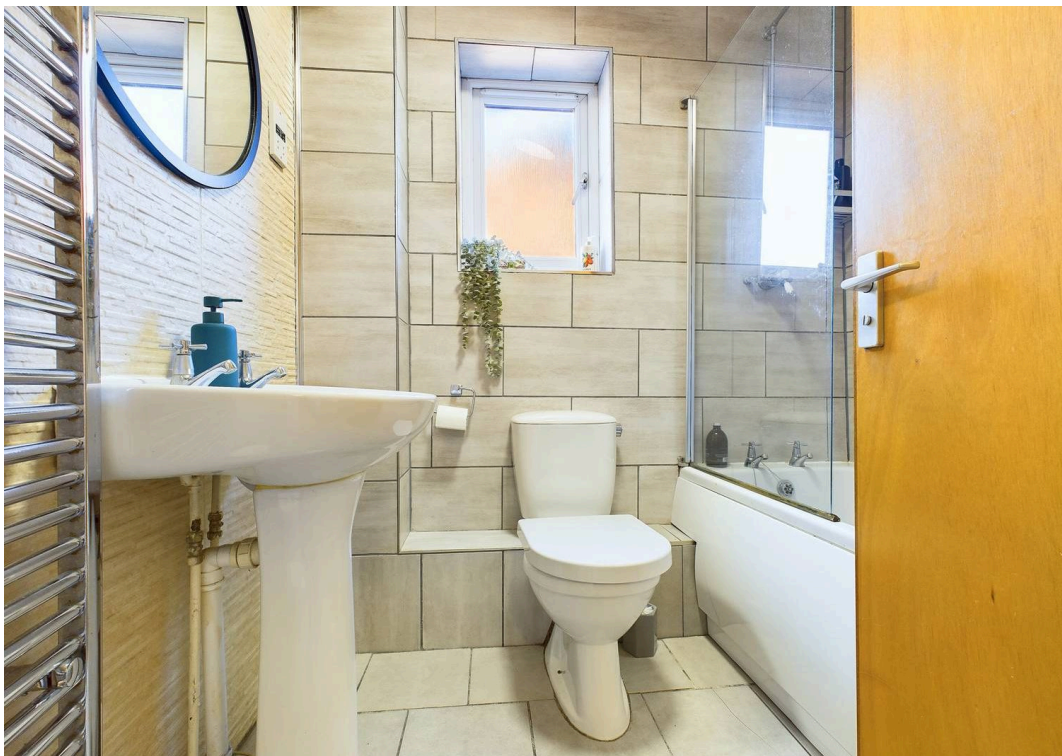
EPC Energy Efficiency Rating:

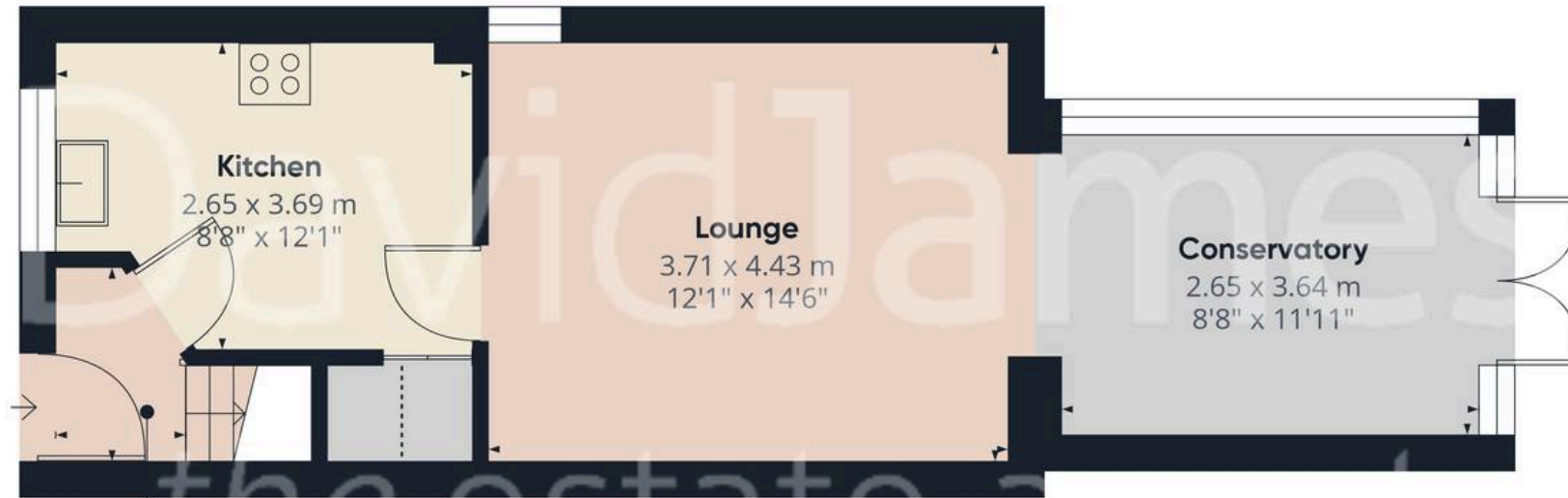
EPC Environmental Impact Rating:

- Modern semi-detached house
- A short commute to Nottingham City Centre
- Within easy reach of both Mapperley and Sherwood's nearby amenities
- Spacious lounge with an adjoining versatile conservatory
- Modern kitchen with a range of integrated appliances
- Gas central heating (kitchen and conservatory with underfloor heating)
- Two double bedrooms
- Modern tiled bathroom with a three-piece white suite
- Enclosed south-easterly facing rear garden
- Driveway providing multi-vehicle parking









Entrance Hall
1.72 x 1.24 m
5'7" x 4'0"

Floor 0

Approximate total area⁽¹⁾
66.6 m²
716.89 ft²



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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