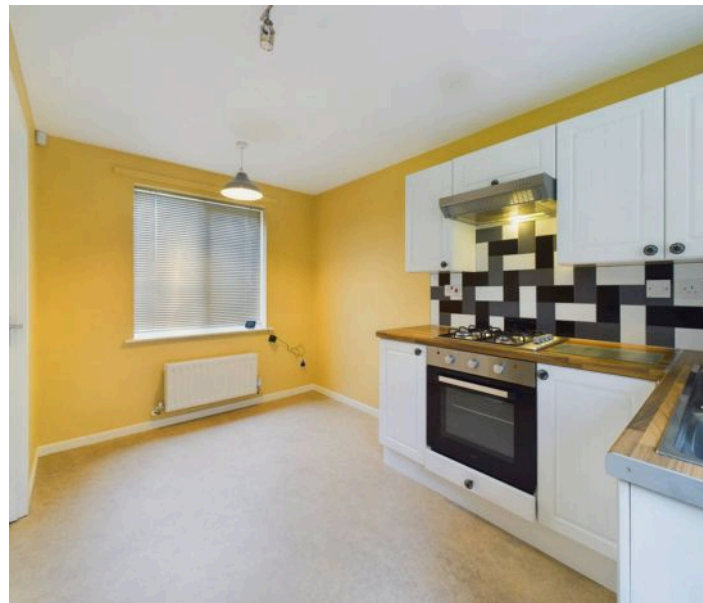
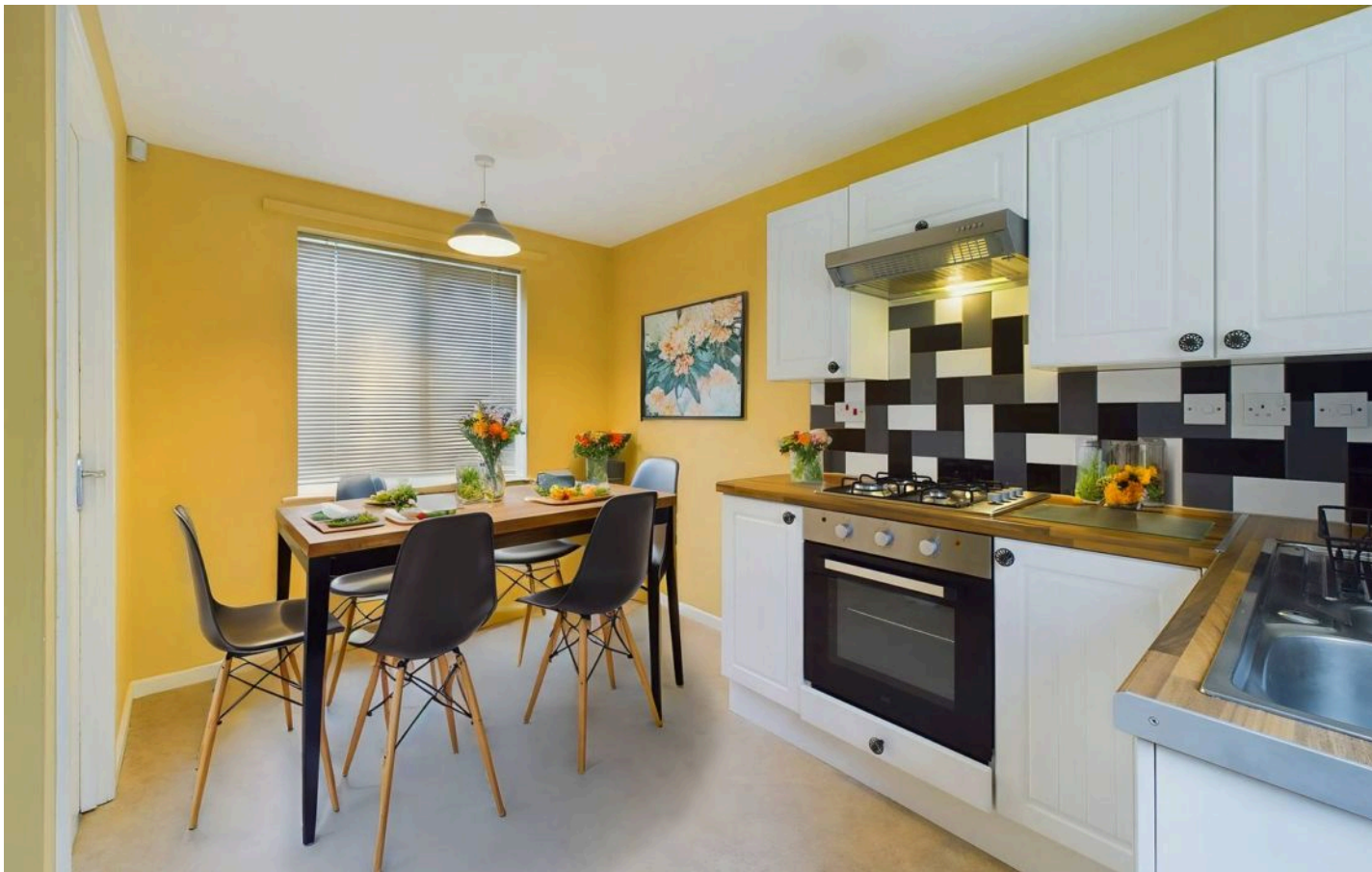




54 Astley Drive, Nottingham – NG3 3EU

Guide Price £175,000 – £185,000

DavidJames
the estate agent



54 Astley Drive

Nottingham, Nottingham

Offered with no chain, this 2 bedroom end-terraced house sits a short commute from the City and would be ideal for a first-time buyer, investor or those downsizing! Benefits from a cosy lounge, modern kitchen, 2 bedrooms and bathroom plus off-street parking.

Council Tax band: B

Tenure: Freehold

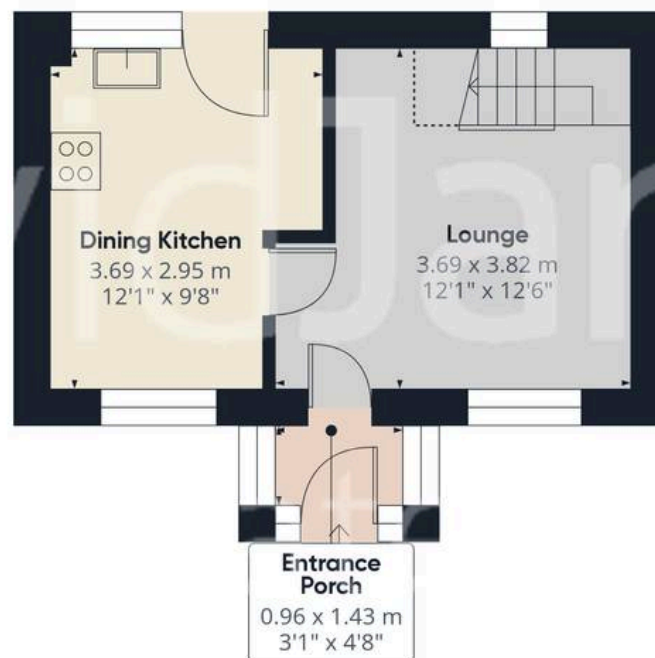
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented end terraced house
- Offered to the market with no upward chain
- A short commute from Nottingham City Centre
- Ideal for first time buyers, down-sizers and investors
- Cosy and neutrally decorated lounge
- Modern dining kitchen with white shaker style units, walnut-effect worktops and integrated cooking appliances
- Two bedrooms
- Well-appointed bathroom with white three piece suite
- Tiered and enclosed rear garden
- Driveway offering off-street parking for multiple vehicles







Approximate total area⁽¹⁾

44.96 m²

483.93 ft²

Reduced headroom

0.97 m²

10.42 ft²



(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.