



23a Staples Street, Nottingham – NG3 5HR

Guide Price £180,000

DavidJames
the estate agent



23a Staples Street

Nottingham, Nottingham

Well-presented terraced house close to Mapperley's amenities and Nottingham City Centre! 2 reception rooms, modern kitchen, superb bathroom and a versatile loft space plus a superb garden!

Council Tax band: A

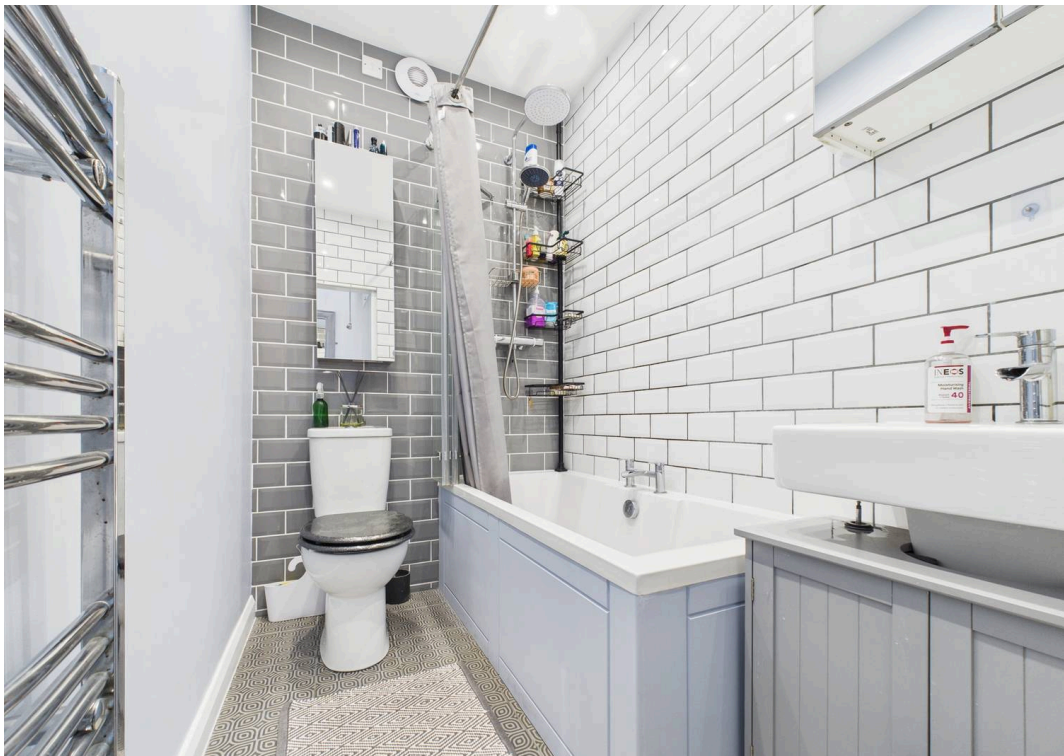
Tenure: Freehold

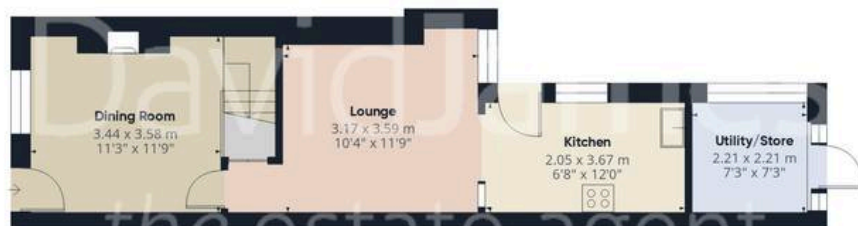
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented terrace house
- Ideal for a first-time buyer or investor
- Within easy reach of Mapperley's amenities and a short commute to Nottingham City Centre
- Bright lounge with timber-effect flooring
- Versatile dining room with a feature working fire
- Fitted kitchen with space for freestanding appliances
- Two first floor bedrooms and a versatile loft space with flooring, lights and power
- Superb modern bathroom with a three-piece suite and twin showerheads
- Useful externally accessed utility/store
- Fantastic low-maintenance courtyard-style rear garden



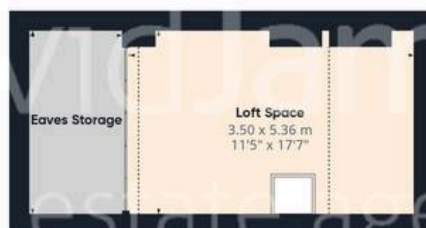




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

88.8 m²

956 ft²

Reduced headroom

11.8 m²

127 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.

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