



## 8 Agnes Villas, Nottingham – NG3 5HX

Guide Price £160,000

DavidJames  
the estate agent





## 8 Agnes Villas

Nottingham, Nottingham

Semi-detached home offered with no chain and within easy reach of both Mapperley's vibrant amenities and Nottingham City Centre! Boasting two reception rooms, kitchen, bathroom and 2 double bedrooms!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached home
- Offered to the market with no upward chain
- Within easy reach of Mapperley's vibrant amenities and the nearby Nottingham City Centre
- Set back from the roadside in a pedestrian cul-de-sac
- Bright and spacious lounge with a feature log burner
- Separate and versatile dining/second sitting room
- Fitted kitchen with integrated cooking appliances
- 2 double bedrooms
- Ground floor bathroom with a three-piece white suite
- Low-maintenance rear garden

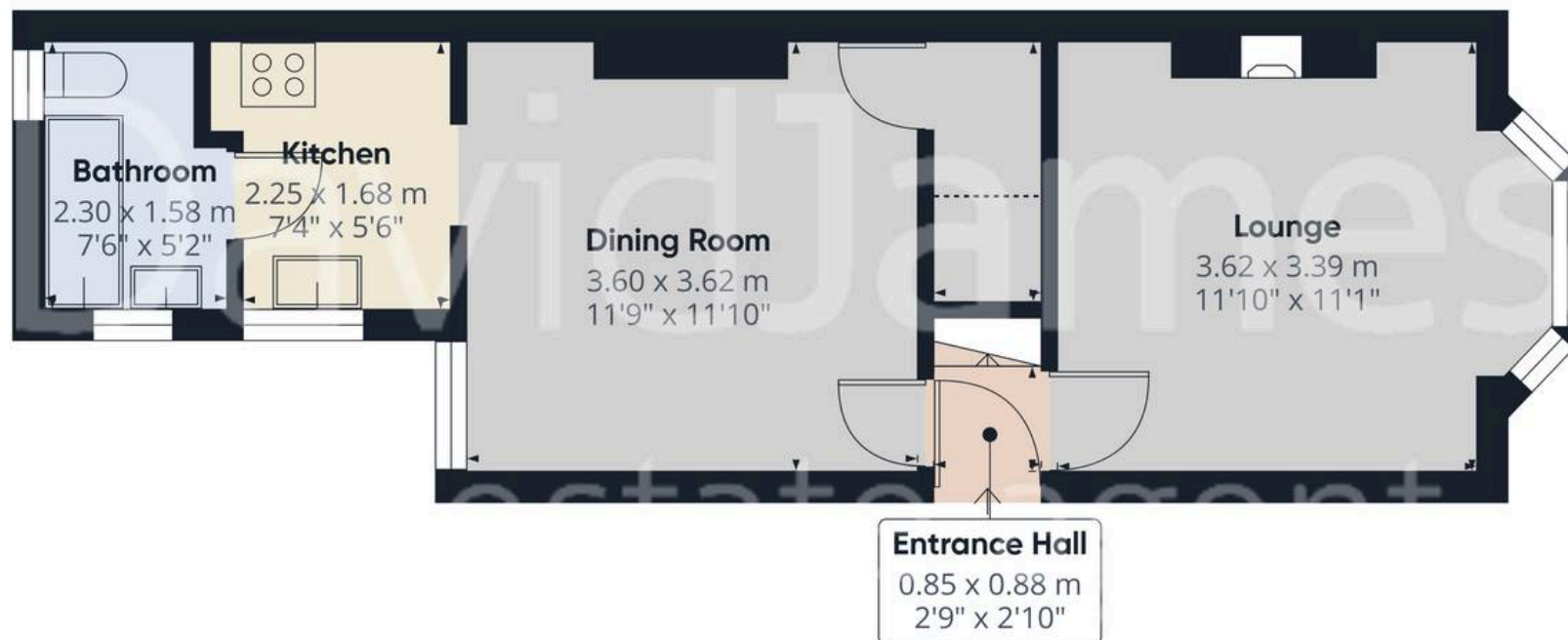




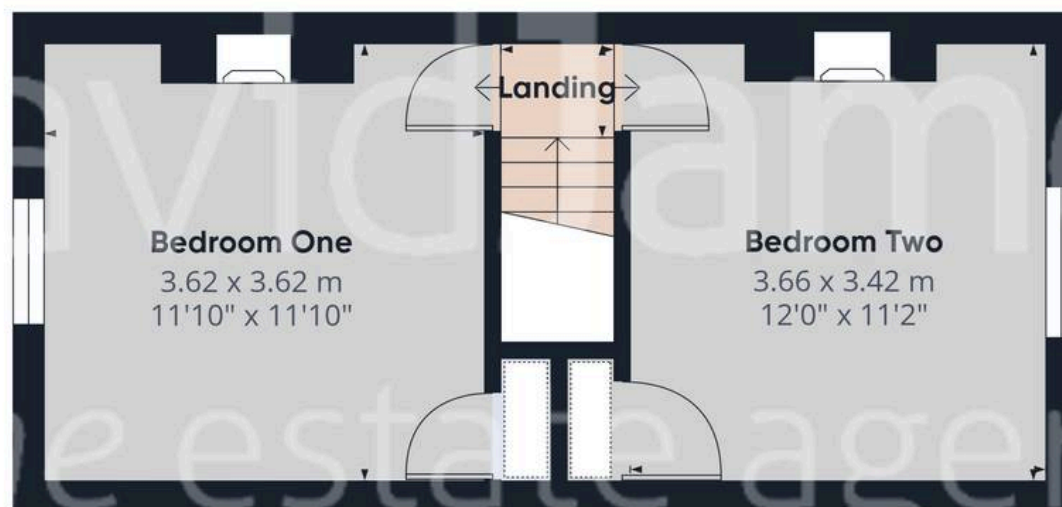








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

62.3 m<sup>2</sup>

671 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(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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## David James Estate Agents

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