



24F Plowright Street, Nottingham, NG3 4JX

Asking Price £100,000

- Top Floor Maisonette
- Large Lounge
- Gas Heating
- Garage in a Block
- Two Double Bedrooms
- Excellent Investment Property
- Off Street Parking
- No Upward Chain

# 24F Plowright Street, Nottingham NG3 4JX

Top Floor Two Bedroom Maisonette. Two Double Bedrooms. Kitchen/Diner. Shower Room. Off Street Parking. No Upward Chain. Garage in a Block. Excellent Investment Property.



Council Tax Band: A



#### Entrance Hall

Doors to both bedrooms, the bathroom and kitchen.

#### Lounge/Diner

16'9 x 11'9

Window to the front.

#### Kitchen

9'9 x 9'9

A range of base and wall units. Wall mounted gas combination boiler. Window to the front.

#### Bedroom

13'9 x 11'9

Window to the rear.

#### Bedroom

9'9 x 9'9

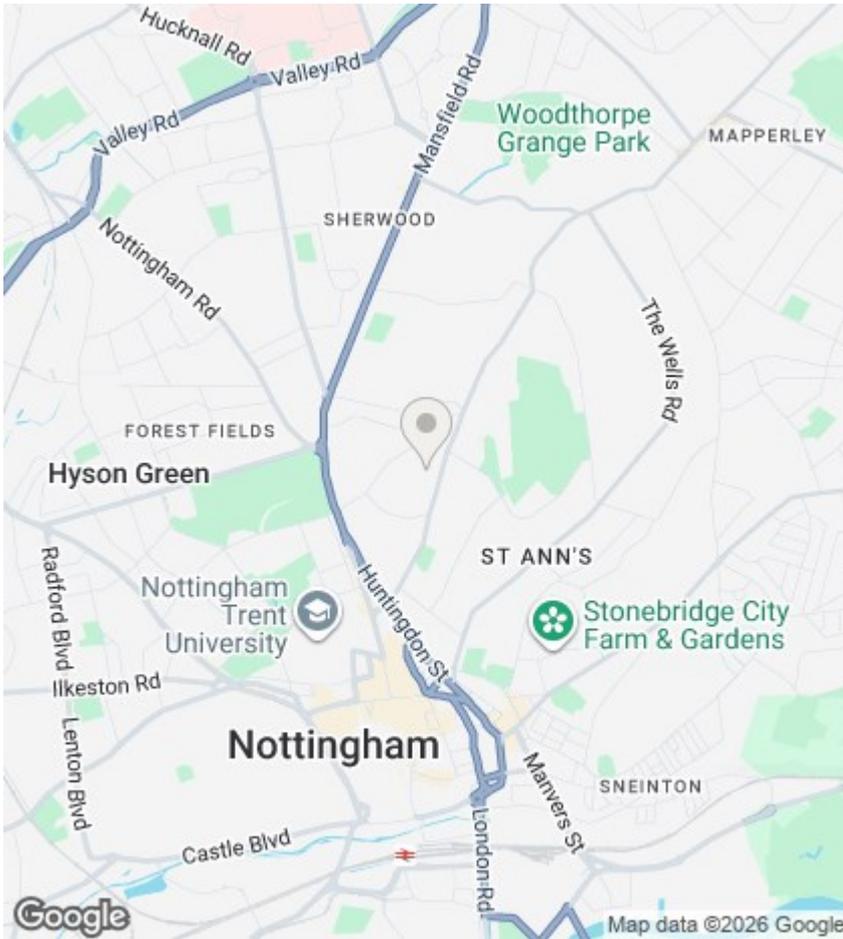
Window to the rear.

#### Bathroom

7'9 x 5'5

Window to the side. Bath. Pedestal wash hand basin. Toilet. Extractor.

#### Exterior



## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |    | Current                 | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs |    |                         |           |
| (92 plus) <b>A</b>                          |    |                         |           |
| (81-91) <b>B</b>                            |    |                         |           |
| (69-80) <b>C</b>                            |    |                         | 76        |
| (55-68) <b>D</b>                            | 62 |                         |           |
| (39-54) <b>E</b>                            |    |                         |           |
| (21-38) <b>F</b>                            |    |                         |           |
| (1-20) <b>G</b>                             |    |                         |           |
| Not energy efficient - higher running costs |    |                         |           |
| <b>England &amp; Wales</b>                  |    | EU Directive 2002/91/EC |           |