

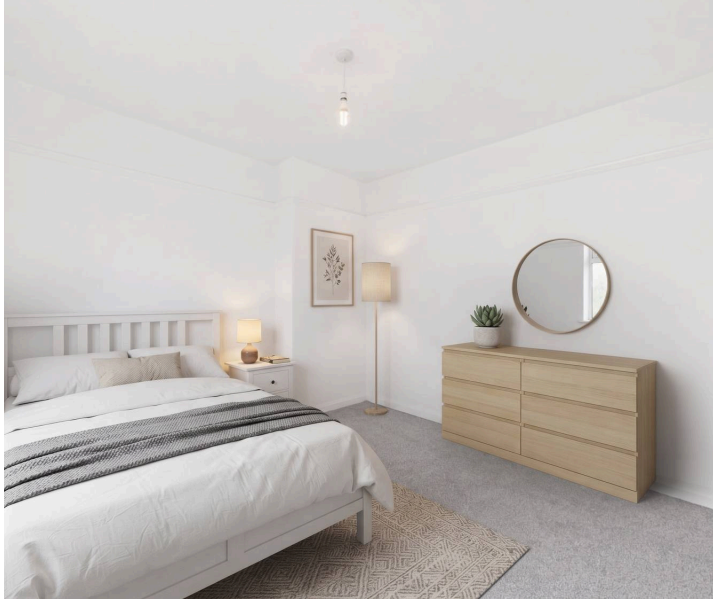
48 Linton Rise, Nottingham - NG3 7BY

Guide Price £190,000

DavidJames
the estate agent







48 Linton Rise

Nottingham

NO CHAIN! Well-presented semi-detached house within easy reach of amenities and Nottingham city centre! 3 beds, lounge and modern kitchen plus a bathroom, low-maintenance garden and parking!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached house with potential for off street parking(subject to the correct permissions to create a dropped kerb)
- Offered to the market with no upward chain
- Within easy reach of Nottingham city centre as well as Carlton and Bakersfield's nearby amenities
- Generous and neutrally-decorated lounge
- Modern fitted kitchen with space for freestanding appliances
- Convenient downstairs WC
- Three well-proportioned first floor bedrooms
- First floor bathroom with a three-piece white suite
- Low-maintenance enclosed and westerly-facing garden with patio and artificial lawn
- Gated frontage providing potential off-street parking

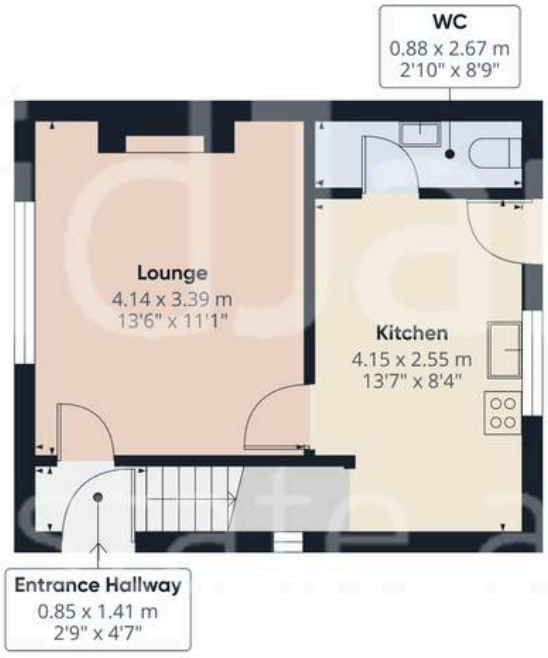












Floor 0





Floor 1

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Approximate total area(1)

57.4 m²

620 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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