



35 Paxton Gardens, Nottingham – NG3 2GG
£190,000



35 Paxton Gardens

Nottingham

GUIDE PRICE £190,000 - £200,000 Well-presented 3-bed mid-terrace with spacious lounge, kitchen, dining room, bathroom and low maintenance gardens. Ideal for first-time buyers, families and investors!

Council Tax band: A

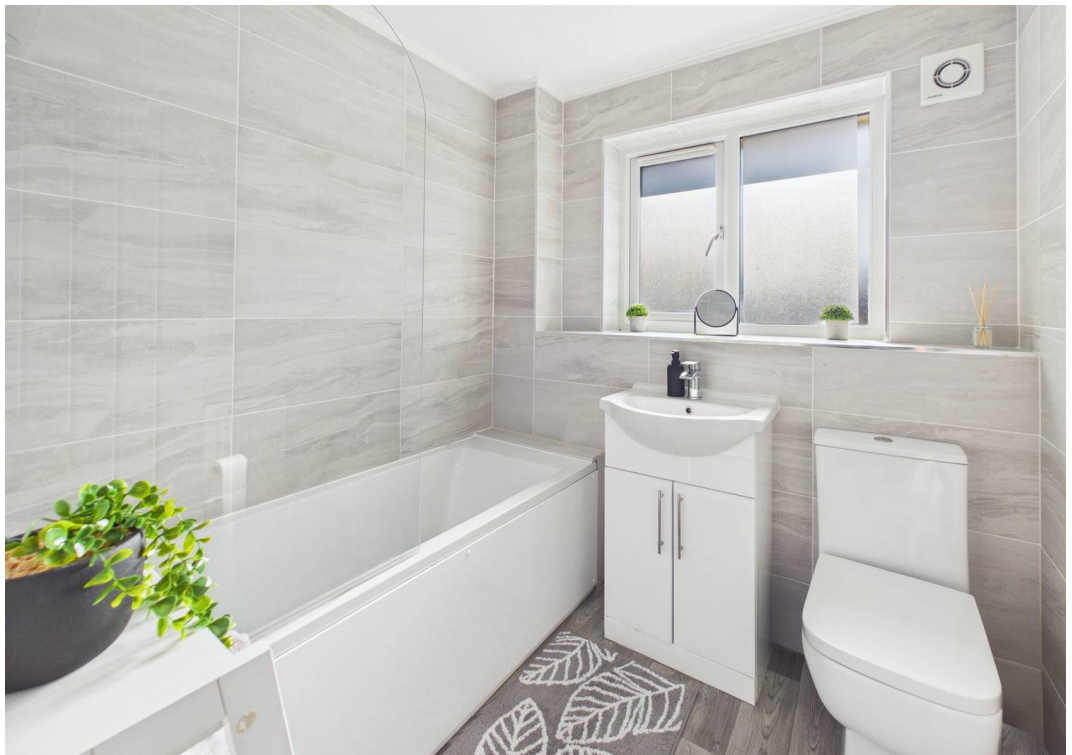
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

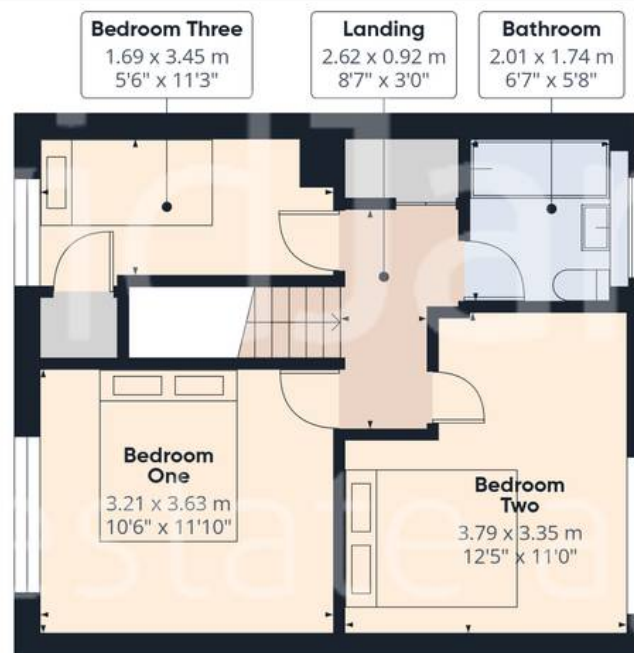
- Mid-terraced home offering well-presented living throughout
- Great location close to City Centre's amenities, transport links and schools
- Ideal home for first-time buyers, investors and growing families
- Welcoming hallway with separate WC for added convenience
- Spacious front aspect lounge filled with natural light and timber-finish flooring
- Modern kitchen with gloss units and integrated cooking appliances
- Versatile second reception room currently used as dining room
- Three well-proportioned first-floor bedrooms
- Modern family bathroom with electric shower over the bath
- Low maintenance southerly rear garden alongside PV solar panels and permit parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

77.8 m²

836 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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