



## 14 Linton Rise, Nottingham - NG3 7BY

Offers in Region of £168,000



## 14 Linton Rise

Nottingham

Great location! Well-presented end-terrace home close to Carlton's amenities, bus services & offering excellent links to Nottingham City Centre, with two bedrooms, west-facing rear garden & driveway!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Well-presented end-terrace house in a great location
- Close to Carlton's amenities, bus services and Nottingham City Centre
- Bright and modern lounge with feature fireplace and wood-effect flooring
- Well-equipped kitchen with white gloss units, contemporary handles and wood-effect worktops
- Practical storage with under stairs storage cupboard and rear hallway providing access to the rear garden
- Two double bedrooms (both with a storage cupboards and wood effect flooring)
- Modern white three-piece bathroom suite with electric shower over the bath
- Gas central heating and UPVC double glazing
- Good-sized west facing rear garden laid to lawn with patio and shed for garden storage
- Driveway providing off-street parking for one vehicle









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
51 m<sup>2</sup>  
549 ft<sup>2</sup>

(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.

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## David James Estate Agents

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