



2 Heaton Close, Nottingham - NG3 3AD

Guide Price £90,000

DavidJames
the estate agent



2 Heaton Close

Nottingham

Offered with no chain and boasting lots of potential, this first floor maisonette sits within easy reach of Mapperley and Nottingham City Centre - ideal for first-time buyers, downsizers or investors!

Council Tax band: A

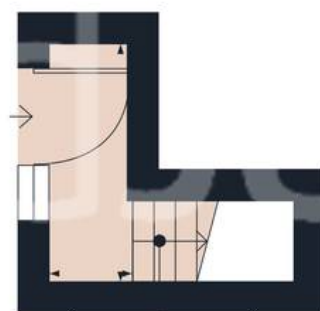
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First-floor maisonette with neutral decor throughout
- Offered to the market with no chain
- Lots of potential to personalise
- Situated close to Mapperley's vibrant amenities and nearby bus links to the City Centre
- Tucked away from the roadside along a pedestrian footpath
- Private ground floor entrance hall
- Good-sized lounge and separate modern fitted kitchen
- Well-proportioned double bedroom
- Modern bathroom with a three-piece white suite and feature tiling
- Baxi boiler and radiators replaced under the current ownership





**Entrance
Hallway**
0.84 x 2.36 m
2'8" x 7'8"

Floor 0

Approximate total area⁽¹⁾

40.5 m²

434 ft²



Floor 1



(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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