



35 Paxton Gardens, Nottingham - NG3 2GG
£200,000



35 Paxton Gardens

Nottingham, Nottingham

Well-presented 3-bed mid-terrace near City Centre with spacious lounge, kitchen, separate dining room, bathroom and low maintenance gardens. Ideal for first-time buyers, small families and investors!

Council Tax band: A

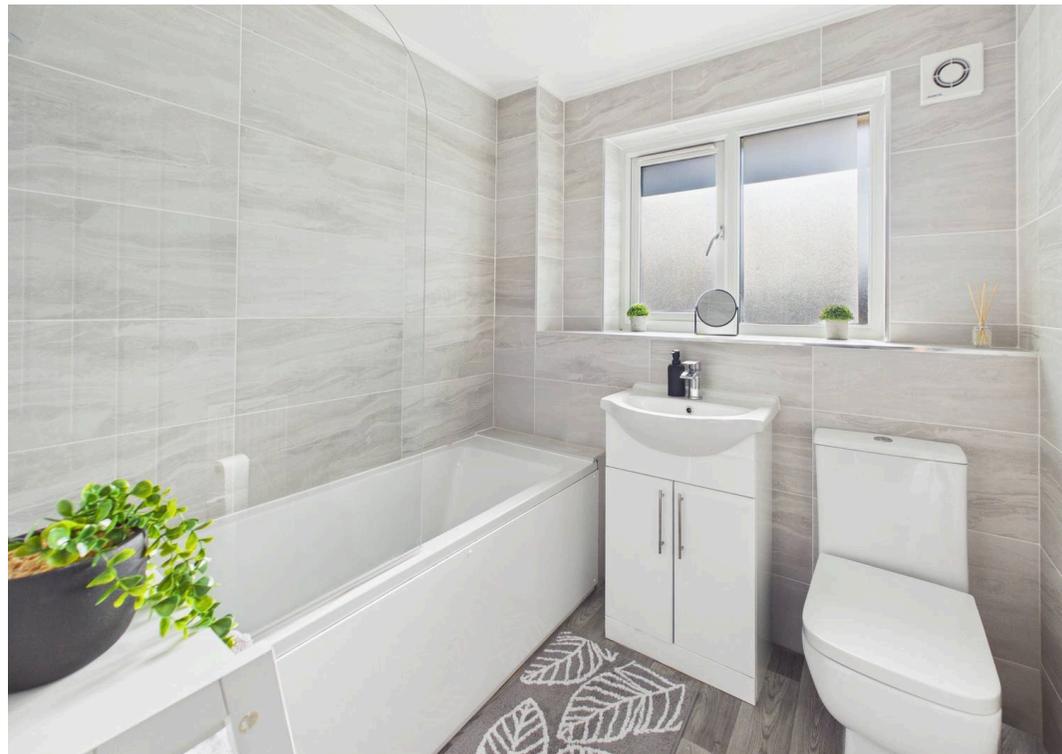
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- 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 warm wood 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 Solar PV 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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