



35 Paxton Gardens, Nottingham – NG3 2GG  
£185,000





## 35 Paxton Gardens

Nottingham

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

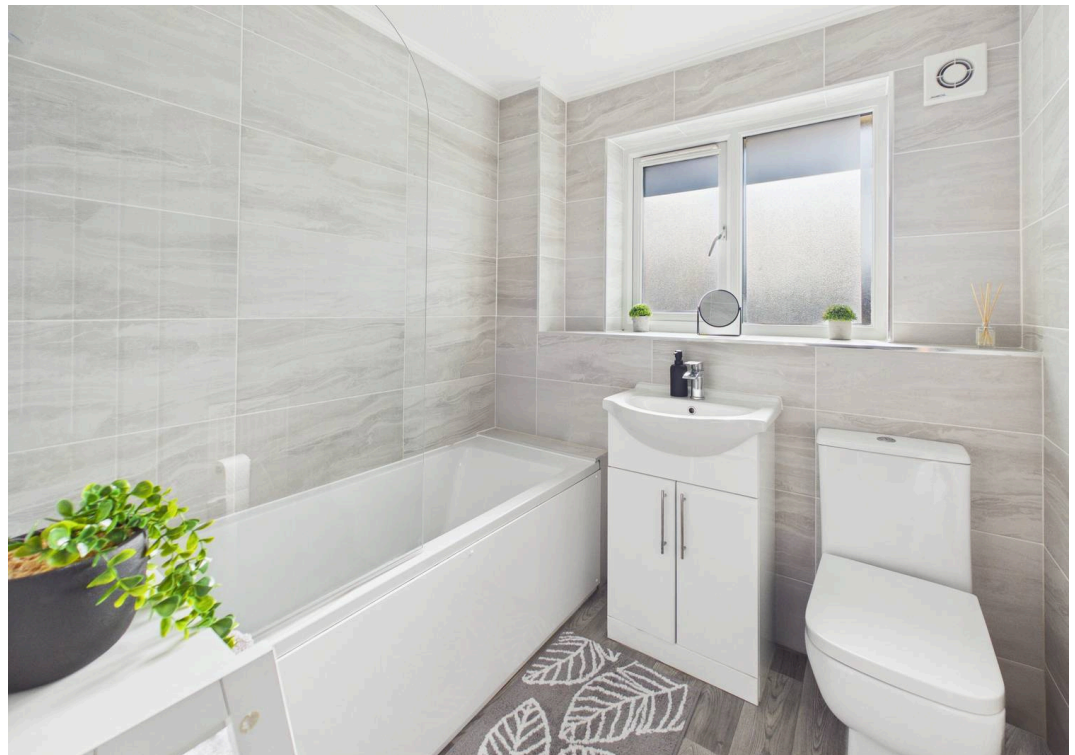
EPC Environmental Impact Rating:

- 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



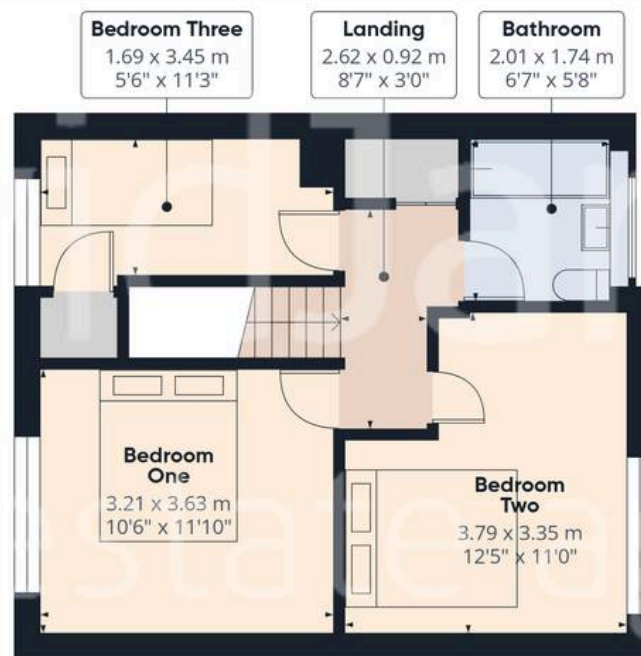








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

77.8 m<sup>2</sup>

836 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(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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