


# Marshall Street

Nottingham  
NG5 4AF

£200,000



 0115 841 1155



- Convenient location close to shops and amenities on Mansfield Road
- Well-proportioned mid-terraced house arranged over three floors
- Fitted kitchen with access to useful lean-to storage/utility area
- Two generous first-floor bedrooms
- South-facing rear garden
- Excellent bus links providing easy access to Nottingham City Centre
- Spacious living room leading to a separate dining room
- Ground floor bathroom
- Additional third bedroom on the second floor
- Ideal purchase for first-time buyers or investors

## Marshall Street, Nottingham, NG5 4AF

### Key Features

Situated in a highly convenient location just moments from the wide range of shops and amenities along Mansfield Road, and with excellent bus links providing easy access to Nottingham City Centre, this well proportioned mid terraced house offers versatile accommodation arranged over three floors.

The ground floor opens into a welcoming living room, leading through to a separate dining room, ideal for everyday dining or entertaining. To the rear, there is a fitted kitchen, with access through to a useful lean to area, providing additional storage or utility space. The accommodation on this level is completed by a ground floor bathroom, making the layout both practical and convenient.

To the first floor, the property offers two well proportioned bedrooms, both accessed from the central landing. A further staircase leads to the second floor, where there is a third bedroom, offering flexible space suitable for a main bedroom, guest room or home office.

Externally, the property benefits from a south facing rear garden, enjoying plenty of natural sunlight throughout the day — perfect for relaxing or outdoor dining.

This property is ideally suited to first time buyers or investors alike, offering spacious accommodation in a popular and well connected residential area.



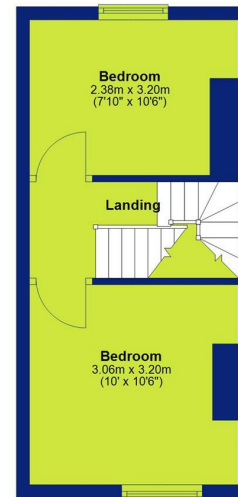
# Marshall Street, Nottingham, NG5 4AF



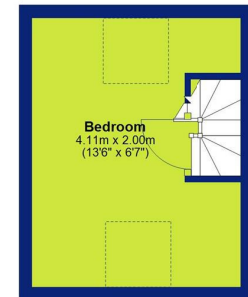
**Ground Floor**  
Approx. 39.9 sq. metres (429.7 sq. feet)



**First Floor**  
Approx. 22.7 sq. metres (244.9 sq. feet)



**Second Floor**  
Approx. 13.2 sq. metres (141.6 sq. feet)



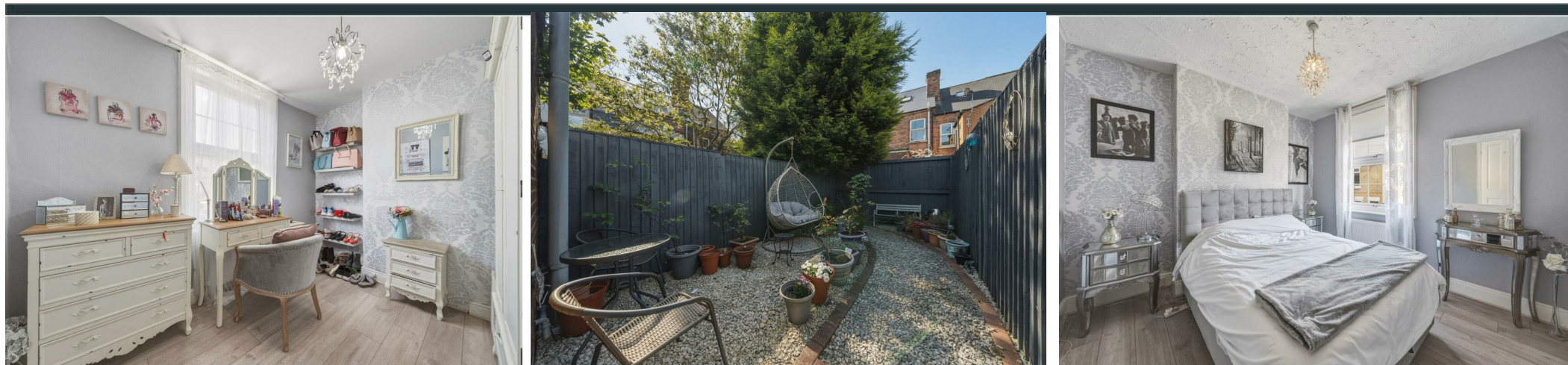
Total area: approx. 75.8 sq. metres (816.2 sq. feet)

Storage area on lower ground floor is 62.9m<sup>2</sup>  
Plan produced using PlanUp.



0115 841 1155

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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