



1 Kilby Avenue, Nottingham - NG3 7DD

Guide Price **£180,000**

DavidJames
the estate agent



1 Kilby Avenue

Nottingham

GUIDE PRICE £180,000 - £200,000 NO CHAIN!
Charming 3 bed end terrace featuring a light-filled lounge, stylish dining kitchen, modern bathroom alongside south-facing garden and driveway! Ideal first-time buy or investment purchase!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented end terrace home
- Offered to the market with no upward chain
- Ideal purchase for first-time buyers and investors alike
- Within walking distance of shops, amenities and frequent city bus links
- Bright front facing lounge with feature fireplace
- Stylish kitchen with a range of integrated appliances
- Two well-proportioned first floor double bedrooms
- Contemporary fully tiled bathroom with dual-head rainfall shower over bath
- Enclosed rear garden with seating area and lawn
- Block paved driveway providing off-street parking







Dining Kitchen
5.10 x 1.93 m
16'8" x 6'4"



Floor 0

Approximate total area⁽¹⁾

52.3 m²

562 ft²

Reduced headroom

0.7 m²

7 ft²



Floor 1

(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.

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