



## 73 Windermere Road, Nottingham - NG7 6HL

Guide Price £130,000





## 73 Windermere Road

Nottingham, Nottingham

EXCITING OPPORTUNITY WITH NO CHAIN! 2 bed mid-terrace close to shops & bus links. Spacious lounge/dining room, fitted kitchen & southerly rear garden with fantastic scope to shape to your own taste.

Council Tax band: A

Tenure: Freehold

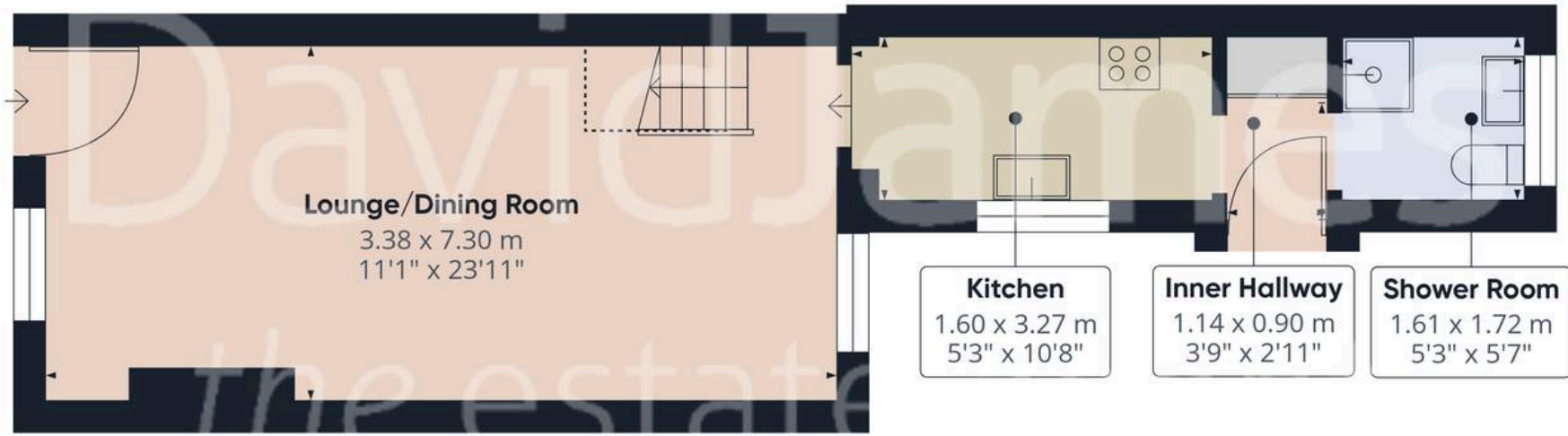
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

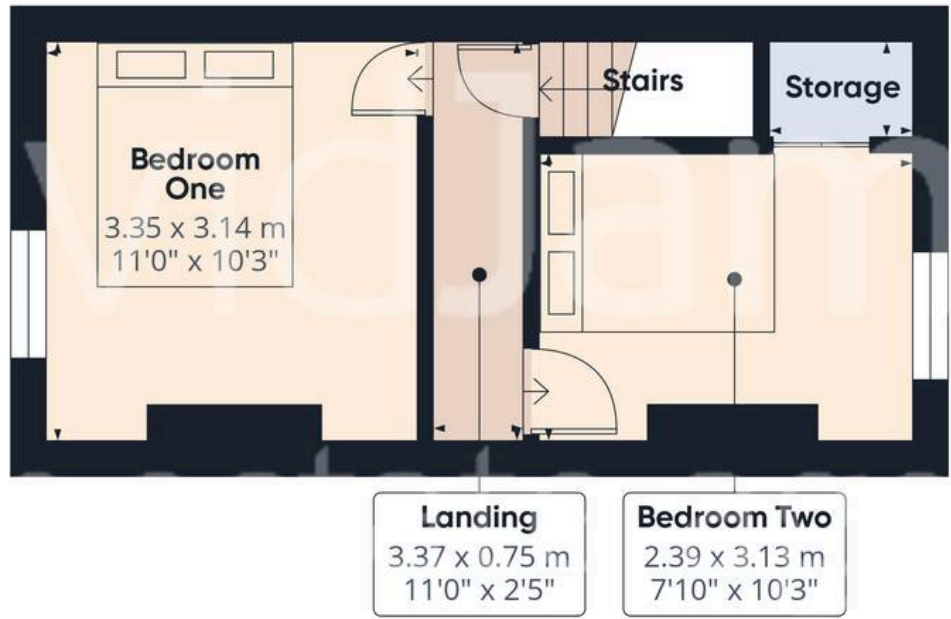
- Charming mid-terrace home with potential to modernise and personalise
- Offered to the market with the benefit of no onward chain
- Convenient location close to shops, amenities and bus links into the city centre
- Ideal purchase for first time buyers or investors
- Dual aspect lounge/dining room with generous proportions
- Fitted kitchen with wood finish units and space for freestanding appliances
- Ground floor shower room with shower enclosure and electric shower
- Two well-proportioned first-floor double bedrooms
- UPVC double glazing and gas central heating with combination boiler
- Low maintenance rear yard with a southerly aspect







Floor 0



Floor 1



<b>Approximate total area<sup>(1)</sup></b>
55.2 m <sup>2</sup>
594 ft <sup>2</sup>
<b>Reduced headroom</b>
1.1 m <sup>2</sup>
11 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.



## David James Estate Agents

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