



81 Sedgley Avenue, Nottingham – NG2 4JA

Guide Price **£160,000**

DavidJames
the estate agent



81 Sedgley Avenue

Nottingham

Guide Price £160,000 –£170,000. NO CHAIN! 2-bed end-terrace with Sneinton's amenities and city-bound transport links on the doorstep.

Combining character features with modern finishes.

Council Tax band: A

Tenure: Freehold

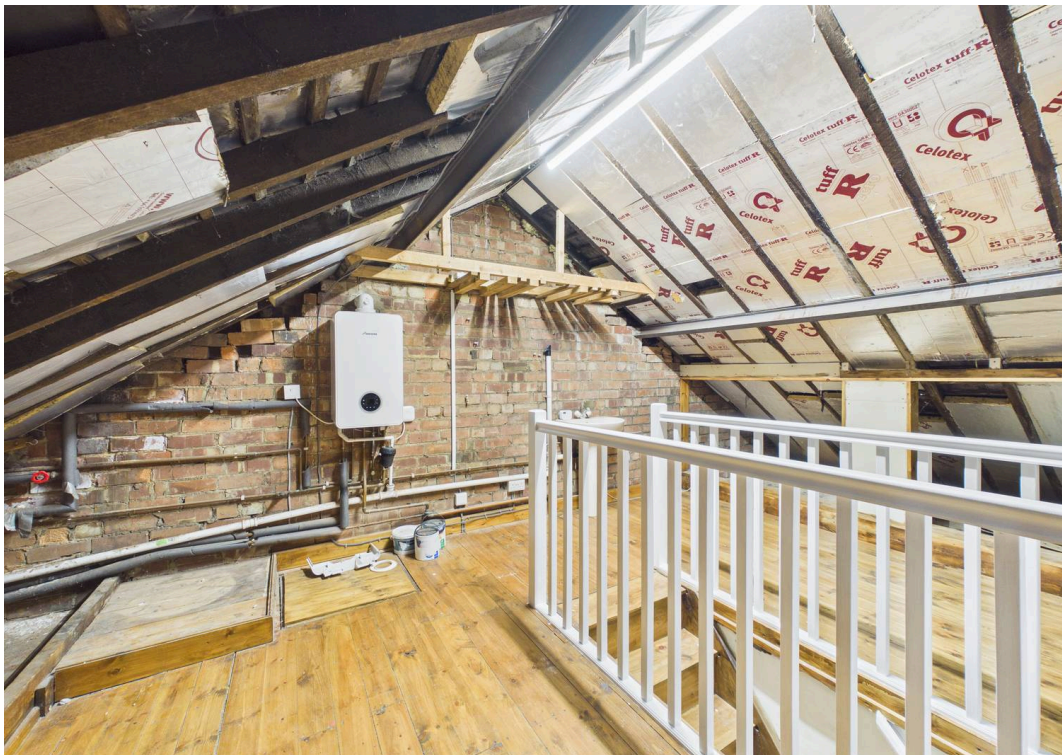
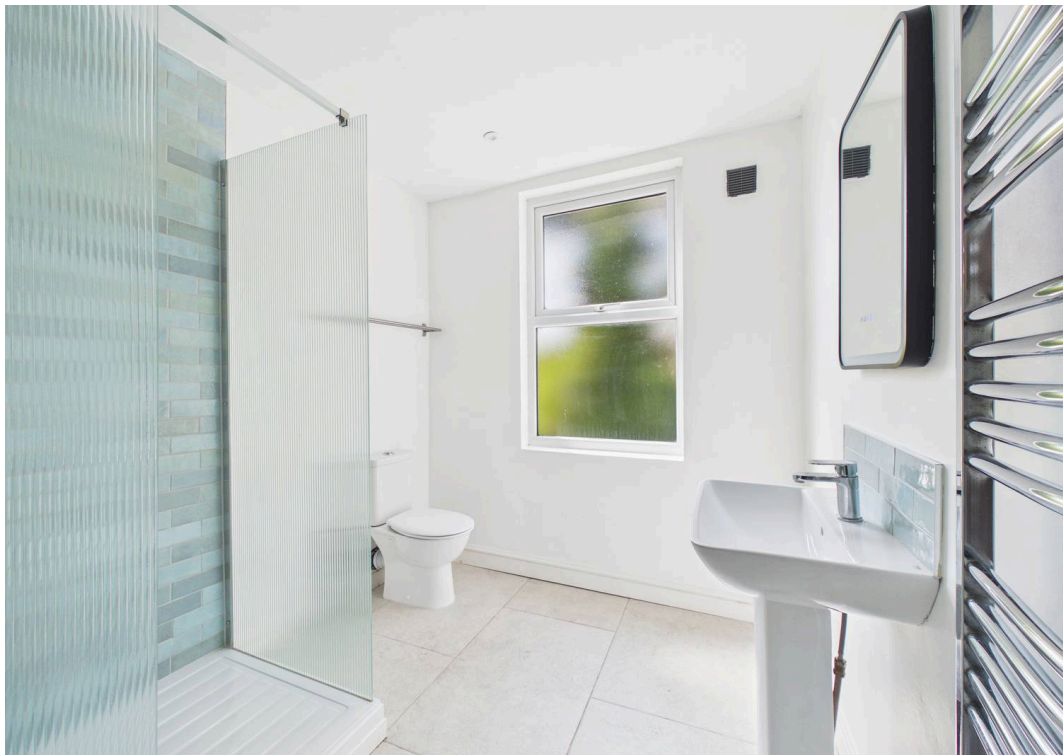
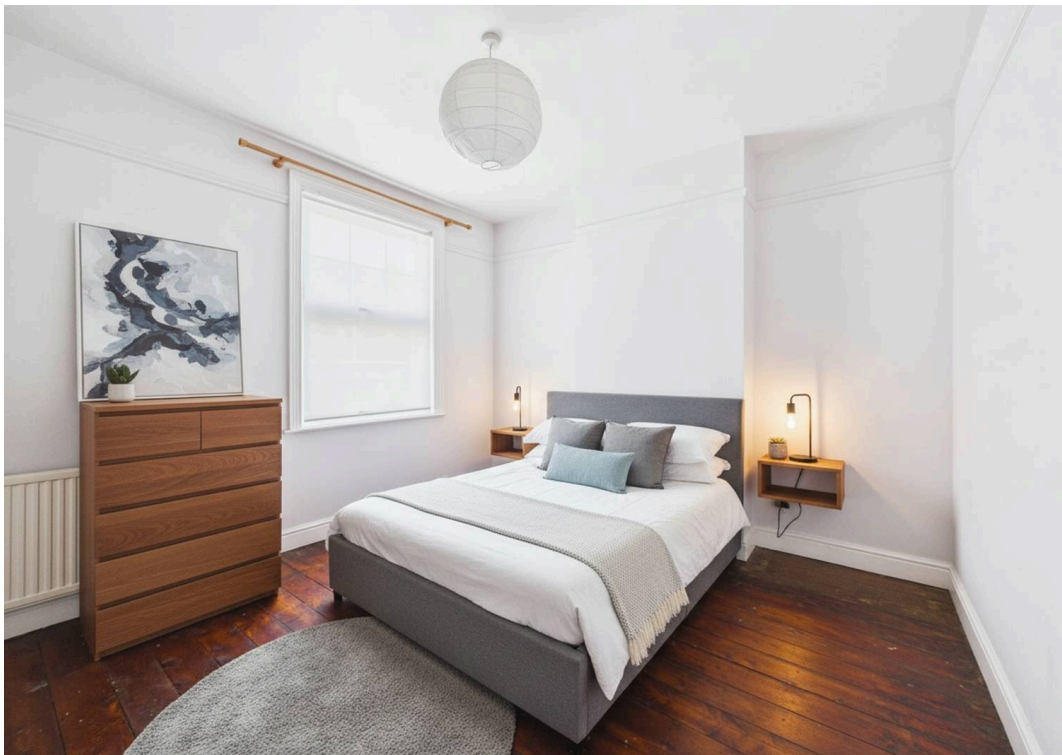
EPC Energy Efficiency Rating: C

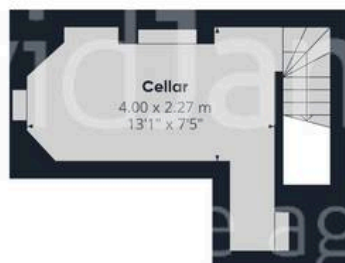
EPC Environmental Impact Rating: D

- End-terrace home offered with no upward chain
- No through road location just a short walk from Sneinton's amenities and transport links to the city
- Ideal for a variety of buyers including first-time purchasers, commuters and investors
- Two versatile reception rooms (lounge and separate versatile dining room)
- Modern kitchen with integrated cooking appliances and wood-effect worktops
- Two well-proportioned double bedrooms on the first floor
- Contemporary first floor shower room with a large walk-in shower enclosure
- Boarded loft storage space accessed via second bedroom stairs
- Gas central heating system, double glazing and PV solar panels
- South-westerly facing low-maintenance courtyard garden to the rear









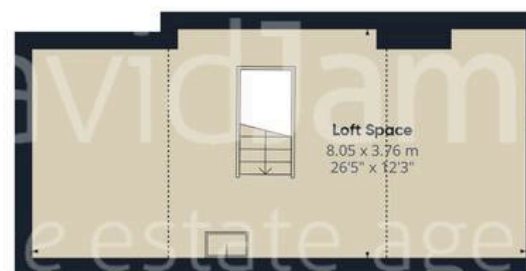
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

105.5 m²

1135 ft²

Reduced headroom

15.8 m²

170 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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