



35 Stathern Walk, Nottingham – NG5 5TN

Guide Price **£220,000**



35 Stathern Walk

Nottingham

NO CHAIN! Beautifully-presented 3 bed end terrace home offering stylish interiors and a convenient location! Lounge, modern kitchen & bathroom plus front and rear gardens. A must-view!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

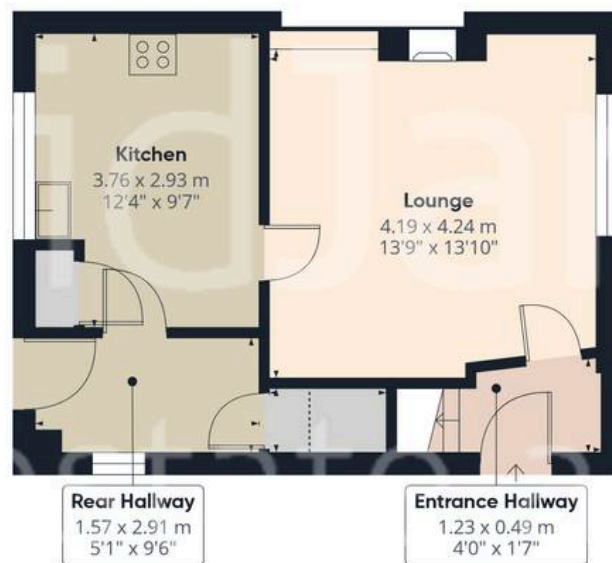
EPC Environmental Impact Rating: D

- Beautifully-presented end terrace home
- Offered to the market with no upward chain
- Modern upgrades include a refitted kitchen, contemporary bathroom, fresh décor and new carpets
- Desirable residential location with excellent access to local amenities, schools and transport links
- Ideal for families, first-time buyers and investors
- Bright and airy lounge with a feature fireplace
- Modern monochrome kitchen with integrated appliances and stylish finishes
- Three spacious first floor bedrooms
- Contemporary three-piece bathroom with modern fittings and an electric shower
- Enclosed tiered rear garden with lawn and mature hedging









Floor 0



Floor 1



Approximate total area⁽¹⁾

72.2 m²
778 ft²

Reduced headroom

0.8 m²
8 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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