



35 Anstey Rise, Nottingham - NG3 2BY

Guide Price £140,000



35 Anstey Rise

Nottingham, Nottingham

CHAIN FREE AND LOTS OF POTENTIAL! 3 bed mid-terrace with a lounge, dining kitchen and southerly rear garden. Ideal for first-time buyers, growing families or those seeking an investment opportunity.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-terrace home
- Available with no upward chain
- Lots of potential to modernise and personalise
- Local amenities, shops and bus services nearby
- Ideal for first-time buyers, growing families or investors
- Spacious lounge with large window enjoying views across the green
- Dining kitchen with space for a dining table and chairs
- Three well-proportioned bedrooms (including two double bedrooms)
- Three-piece bathroom suite with electric shower over bath
- Enclosed southerly-facing rear lawned garden and benefit of permit parking









Floor 0



Floor 1



Approximate total area⁽¹⁾

54.1 m²
583 ft²

Reduced headroom

0.3 m²
4 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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