



## 2 Heaton Close, Nottingham - NG3 3AD

Guide Price £100,000



## 2 Heaton Close

Nottingham, Nottingham

Offered with no chain and boasting lots of potential, this first floor maisonette sits within easy reach of Mapperley and Nottingham City Centre - ideal for first-time buyers, downsizers or investors!

Council Tax band: A

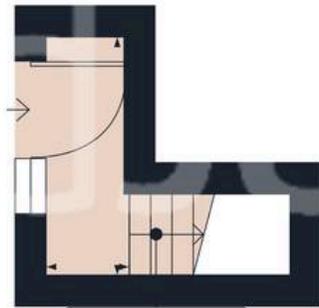
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First-floor maisonette
- Offered to the market with no upward chain
- Lots of potential to modernise and personalise
- Situated close to Mapperley's vibrant amenities and nearby bus links to Nottingham City Centre
- Tucked away from the roadside along a pedestrian footpath
- Private ground floor entrance hall
- Good-sized lounge and separate kitchen
- Well-proportioned double bedroom
- Modern bathroom with a three-piece white suite and feature tiling
- Baxi boiler and radiators replaced under the current ownership





**Entrance Hallway**  
0.84 x 2.36 m  
2'8" x 7'8"

Floor 0

Approximate total area<sup>(1)</sup>

40.5 m<sup>2</sup>  
434 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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## David James Estate Agents

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