



61 Howbeck Road, Arnold, Nottingham, NG5 8AA

Asking Price £140,000

- Ground Floor Maisonette
- Two Double Bedrooms
- Shower Room
- Base Utility Room
- Well Presented Throughout
- Lounge and Modern Kitchen
- Garage in a Block
- No Upward Chain

61 Howbeck Road, Nottingham NG5 8AA

Well Presented Ground Floor Two Bedroom Maisonette. Lounge and Modern Kitchen. Two Double Bedrooms. Gas heating. Shower Room. Garage. Separate Basement Utility. No Upward Chain.



Council Tax Band: A



Lounge

Laminate wood effect flooring. Window to the front.
Radiator.

Inner Hall

Doors to all Bedrooms, The Kitchen and Shower Room

Kitchen

Window to the rear. A range of base and wall units.
Space for under counter fridge and freezer. Plumbing
for washer. Space for cooker.

Bedroom

Window to the rear. Radiator.

Bedroom

Window to the front. Radiator.

Shower Room

Tiled walls. Low level flush toilet. Sink, Shower cubicle
with mains water shower.

Utility Room

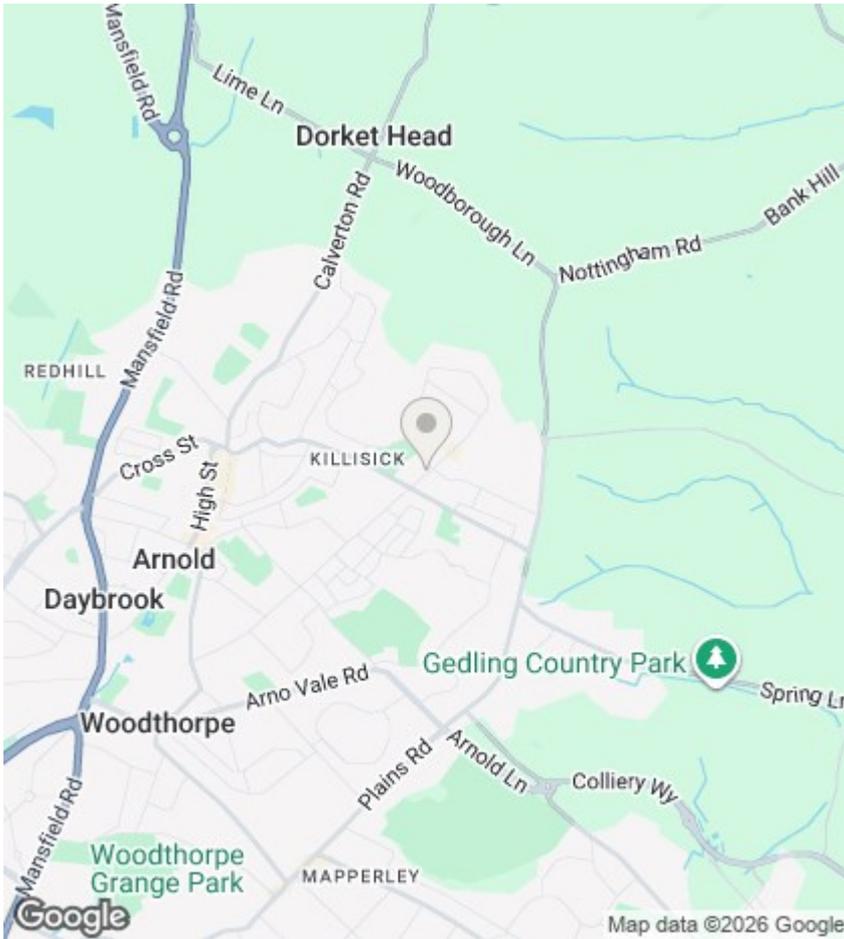
Accessed from the rear - with plumbing for a washer.
Water. Cupboard and worktop.

Exterior

Paved front garden.

Garage

En bloc in rear car park.



Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

