



99 Gawthorne Street, Nottingham – NG7 7JU

Guide Price **£230,000–£240,000**

DavidJames
the estate agent



99 Gawthorne Street

Nottingham, Nottingham

Victorian semi-detached house sold with no chain, original details, 3 double bedrooms, lounge with bay window, dining room, extended kitchen with adjoining utility area, cellar, gas heating, garden.

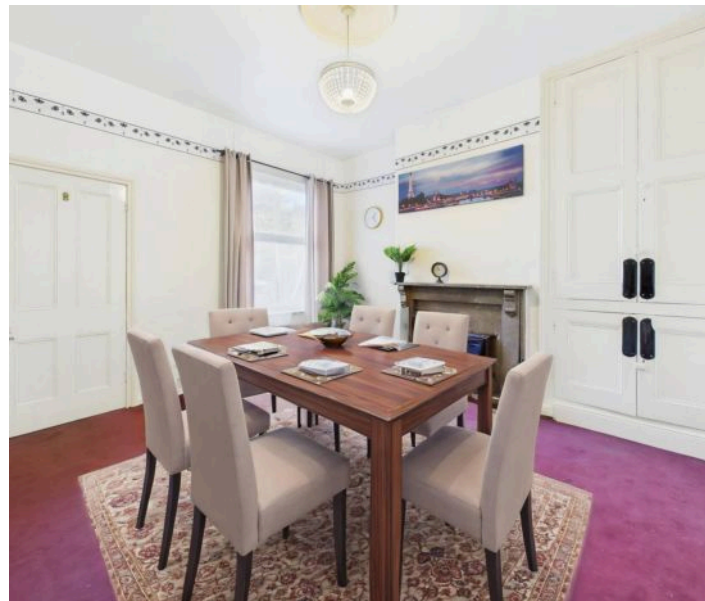
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

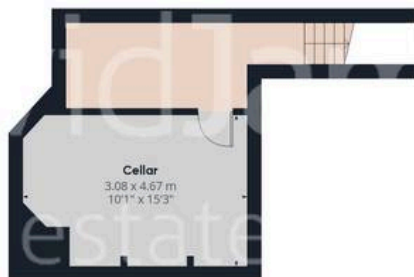
EPC Environmental Impact Rating:

- Substantial Victorian semi-detached house sold with no upward chain
- Three double bedrooms set over the first and second floors
- Entrance porch and hallway with original detailing
- Lounge with bay window, dining room with fireplace
- Extended kitchen and utility area, kitchen with integrated oven, hob and extractor
- Ground floor Wc, cellar with lighting
- First floor bathroom/Wc with white suite and traditional cast iron bath
- Gas central heating, majority UPVC double glazing
- Enclosed rear garden with lawn and patio area
- Close to Djanogly Academy, the Nottingham Tram Network and frequent bus routes









Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

123.44 m²

1328.72 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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