



33 Linton Rise, Nottingham - NG3 7DB

Guide Price £145,000



33 Linton Rise

Nottingham, Nottingham

Mid-terrace home close to local amenities - offered with no chain! Ideal for first-time buyers/investors, boasting a lounge, kitchen, 2 beds and a shower room plus an enclosed garden and gated drive.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

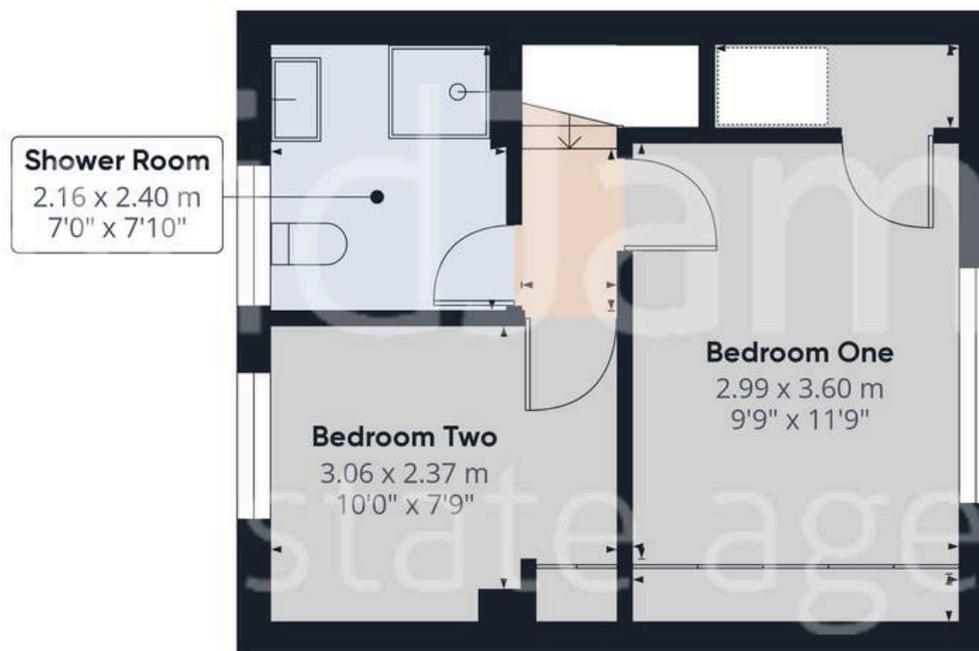
- Mid-terrace home
- Offered to the market with no upward chain
- Huge potential and ideal for an investor or those looking to personalise
- Ideally positioned for Carlton, Bakersfield and Nottingham City Centre's amenities
- Bright and spacious lounge
- Breakfast kitchen with a useful downstairs pantry/store
- Two bedrooms (main bedroom full-length built-in wardrobes)
- First floor shower room with a three-piece suite
- Enclosed rear garden with decking and fencing/hedging for privacy
- Gated driveway provides convenient off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

58.36 m²

628.18 ft²

Reduced headroom

0.35 m²

3.81 ft²

(1) Excluding balconies and terraces

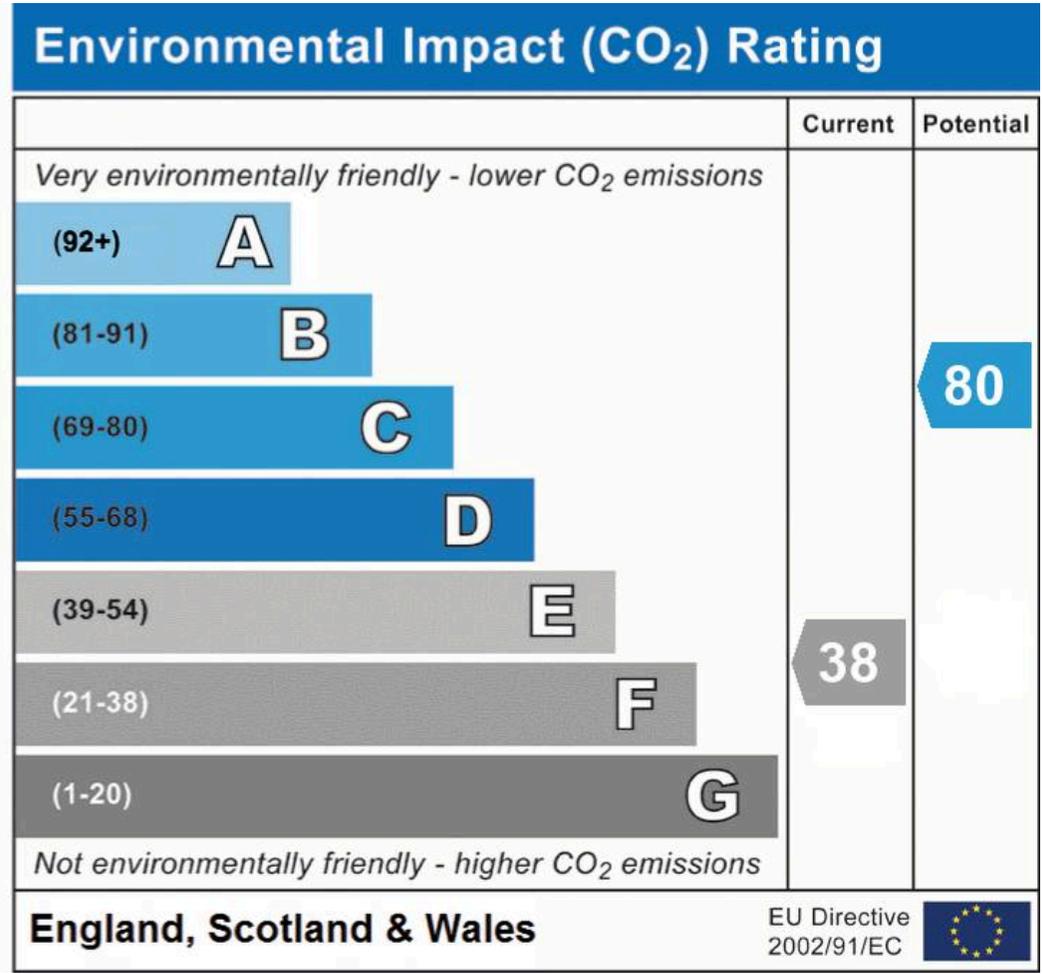
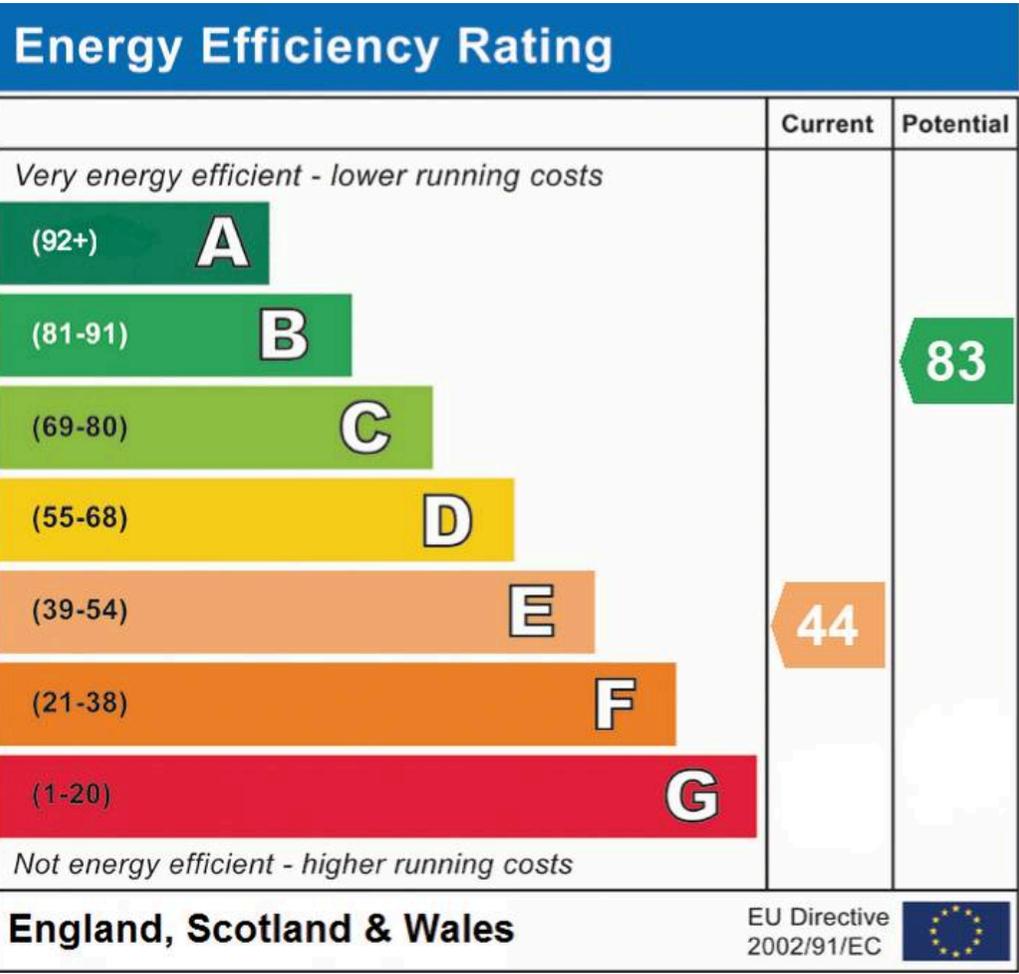
Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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