



**21 Hall Street, Nottingham – NG5 4BB**

Guide Price **£270,000**





## 21 Hall Street

Nottingham, Nottingham

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

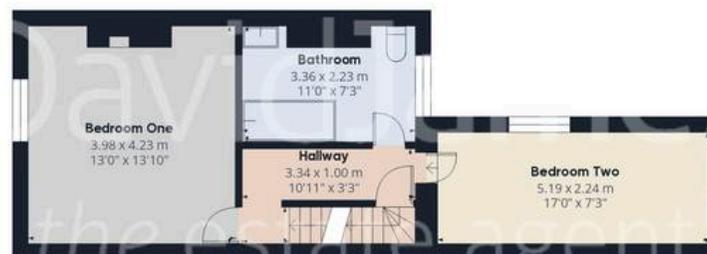
- Totally refurbished, extended, three storey, bay fronted semi detached house.
- A new house within a traditional shell with character
- Three very good sized bedrooms complimented by a new white bathroom suite with mains pressure shower.
- Spacious lounge with bay window, fireplace with new log burner and luxury LVT herringbone flooring
- Superb, extended, family dining kitchen with part vaulted ceiling, Luxury LVT herringbone flooring and French doors
- The new kitchen with Oak block worktops has new integrated appliances to include oven, hob, extractor, fridge, freezer and washer.
- New ground floor WC with washbasin and housing the combination gas boiler serving the central heating.
- UPVC double glazing, re-wiring, re-plumbed, re-decorated and new carpets.
- Re-landscaped rear garden with lawn and decking.
- Ideally situated for Sherwood Town centres excellent amenities. No Upward Chain







Floor 0



Floor 1



Floor 2

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

101.12 m<sup>2</sup>

1088.44 ft<sup>2</sup>

**Reduced headroom**

3.49 m<sup>2</sup>

37.53 ft<sup>2</sup>

(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**



## David James Estate Agents

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