

21 Haddon Street, Nottingham - NG5 2HN Guide Price £230,000









21 Haddon Street

Nottingham, Nottingham

Semi-detached house with no onward chain, close to local shops and Sherwood's vibrant amenities and bus links. Good-sized dining/kitchen, versatile office, two double beds and west-facing rear garden.

Council Tax band: A

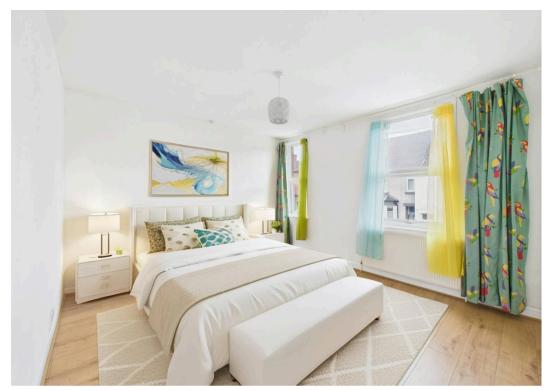
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi-detached house offered with no onward chain
- Excellent location within walking distance of shops, Sherwood's vibrant amenities and frequent bus services
- Bright and airy lounge with feature fireplace surround, hearth and bay window
- Dining/kitchen with good-sized dining area with feature fireplace surround and hearth
- Well-equipped kitchen with base, wall units and space for freestanding appliances
- Versatile office space with wood-effect flooring
- Two spacious double bedrooms (main bedroom with wood-effect flooring)
- Good-sized three-piece bathroom suite with mains shower over the bath
- Gas central heating with a combination boiler
- West-facing rear garden with lawn and patio seating area













DavidJames the estate agent

Approximate total area⁽¹⁾

81.9 m²

882 ft²

Reduced headroom

0.9 m² 9 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.