



41 St. Anns Valley, Nottingham - NG3 3PU
£180,000



41 St. Anns Valley

Nottingham, Nottingham

Well-presented & ideally located 3-bed mid-terrace home, close to the City Centre, perfect for first-time buyers or investors. Featuring lounge, dining area, fitted kitchen, shower room & rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

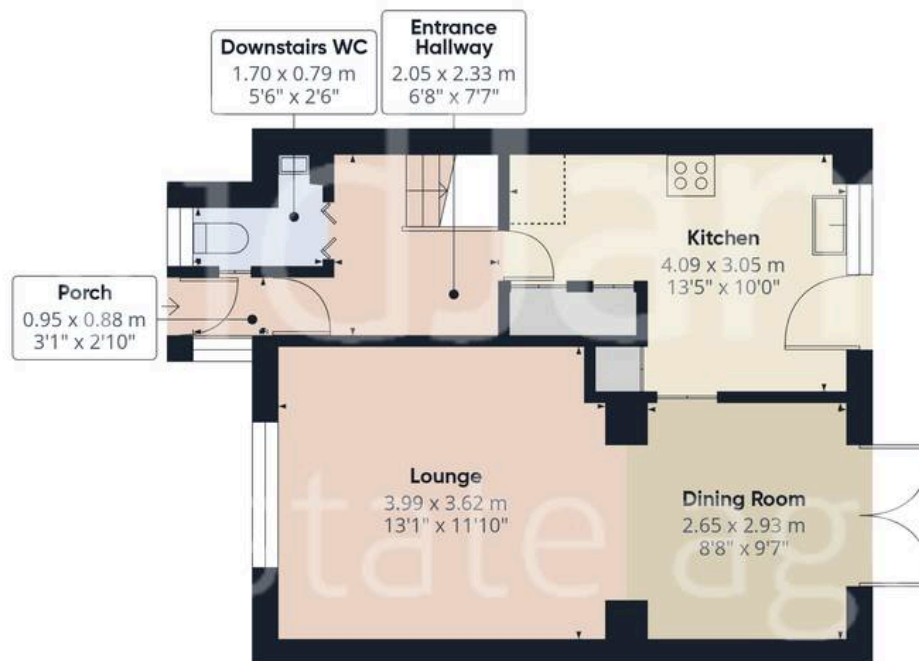
EPC Environmental Impact Rating:

- Well-presented mid-terrace house in an excellent location
- Ideal for first-time buyers, investors or those seeking a convenient location
- Located within a short commute to Nottingham City Centre
- Within easy reach of local amenities, schools and frequent bus services
- Welcoming entrance hallway and with downstairs WC for added convenience
- Bright and spacious lounge with feature electric fireplace
- Versatile separate dining space with feature French doors with views over the rear garden
- Well-equipped kitchen with base, wall units and integrated appliances
- Modern three-piece shower room with vanity basin and storage
- Enclosed rear garden with lawn and paved patio area









Floor 0



Floor 1

Approximate total area⁽¹⁾

80.7 m²

868 ft²

Reduced headroom

0.6 m²

6 ft²

(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.

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