



37 Spalding Road, Nottingham – NG3 2AY

Guide Price **£200,000**

DavidJames
the estate agent



37 Spalding Road

Nottingham, Nottingham

Superb terraced home in a prime location near shops and supermarkets, buses and Nottingham City Centre. 4 beds, versatile living spaces, modern kitchen and 2 bathrooms plus a low-maintenance garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented terraced house
- Within walking distance of local shops, supermarkets and frequent bus services
- A simple commute to the nearby Nottingham City Centre
- Two versatile reception rooms (current lounge and separate dining room)
- Modern fitted kitchen with an integrated electric oven, gas hob and extractor
- Separate utility room with an adjoining and convenient downstairs WC
- Four versatile bedrooms set across the first and second floors
- Main three-piece family bathroom plus an en-suite shower room off bedroom one
- Cellar with lighting providing useful storage space
- Low-maintenance enclosed rear garden







Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

114.9 m²

1237 ft²

Reduced headroom

8.4 m²

91 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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