

37 Spalding Road, Nottingham - NG3 2AY Guide Price £200,000









## 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!

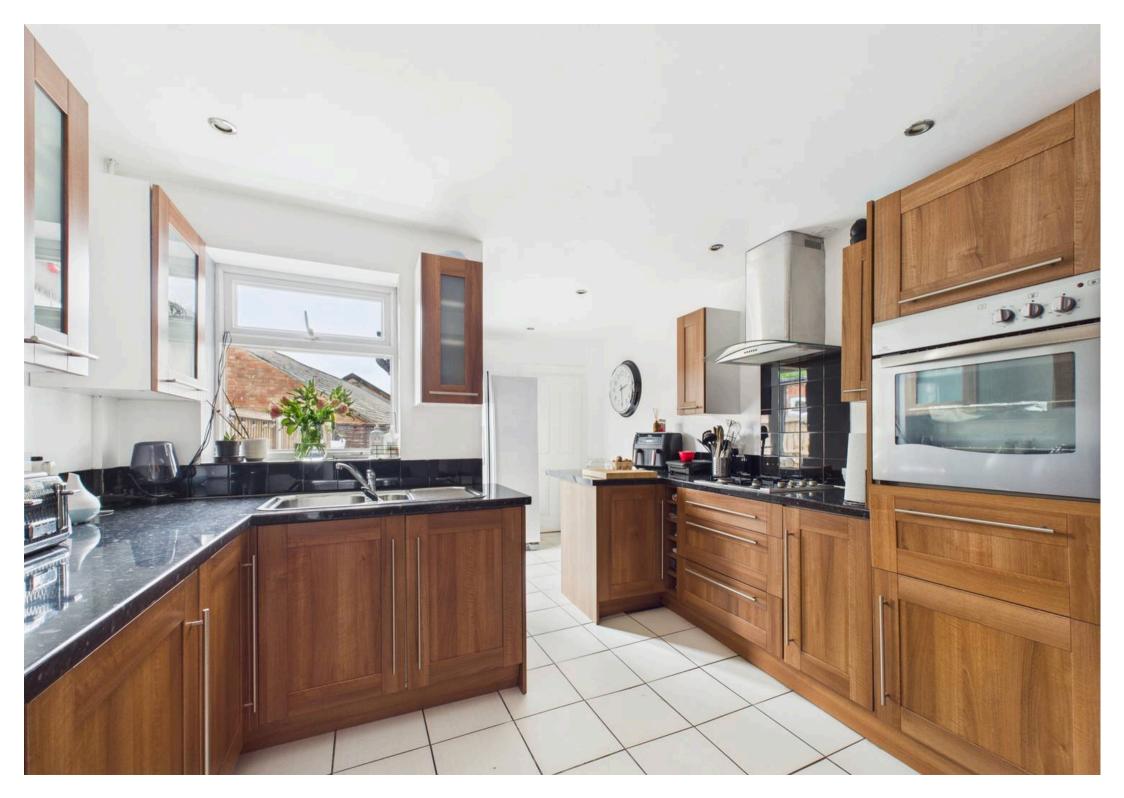
Council Tax band: A

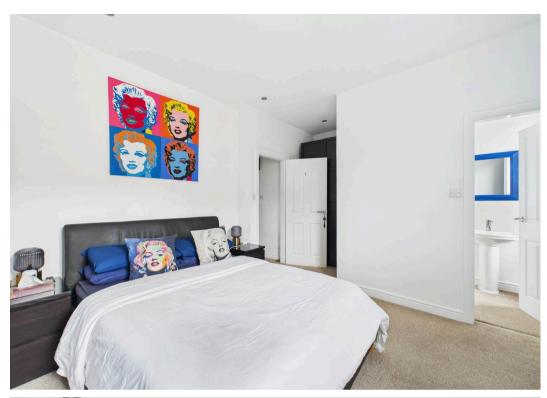
Tenure: Freehold

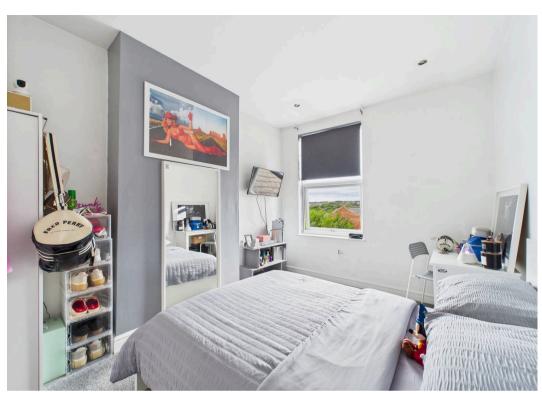
**EPC Energy Efficiency Rating: D** 

**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 ensuite shower room off bedroom one
- Cellar with lighting providing useful storage space
- Low-maintenance enclosed rear garden





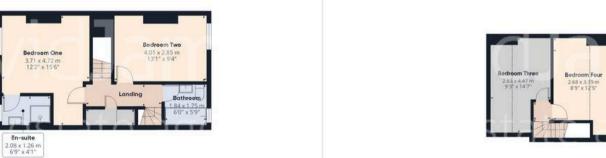








Floor O



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

114.9 m<sup>2</sup> 1237 ft<sup>2</sup>

Reduced headroom

8.4 m<sup>2</sup>

91 ft<sup>2</sup>

(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

Floor 1

Floor -1

Floor 2



## **David James Estate Agents**

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