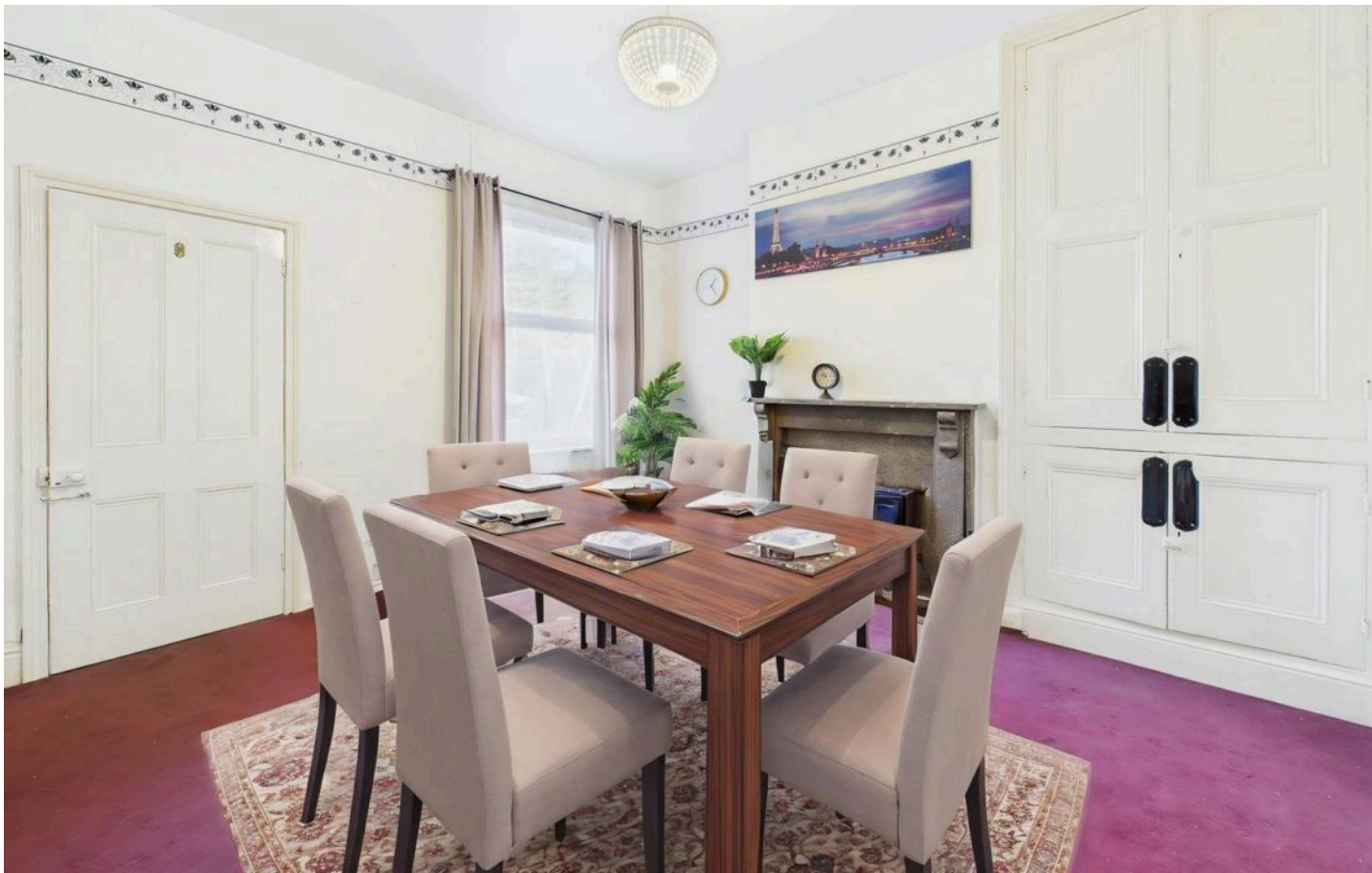




99 Gawthorne Street, Nottingham – NG7 7JU

Guide Price £200,000

DavidJames
the estate agent



99 Gawthorne Street

Nottingham, Nottingham

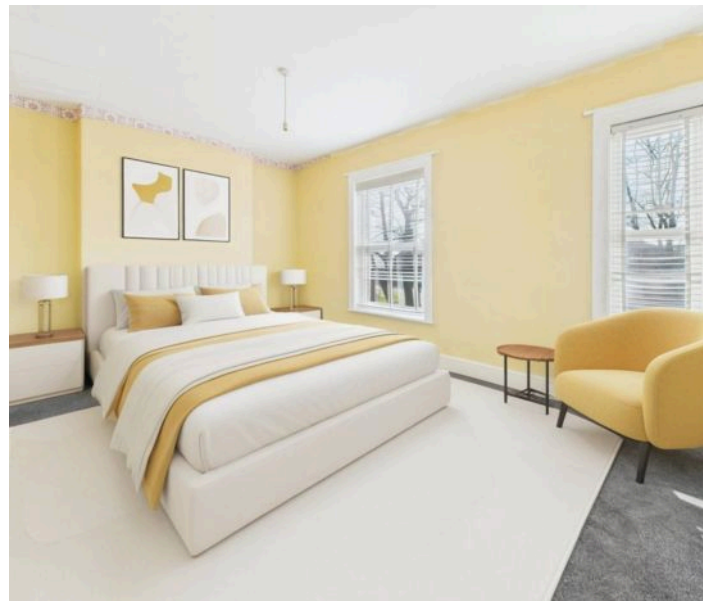
GUIDE PRICE £200,000 - £220,000 Victorian semi-detached house sold with no chain, original details, 3 double bedrooms, lounge with bay window, dining room, extended kitchen with adjoining utility area, cellar, gas heating, garden. Council Tax band: A

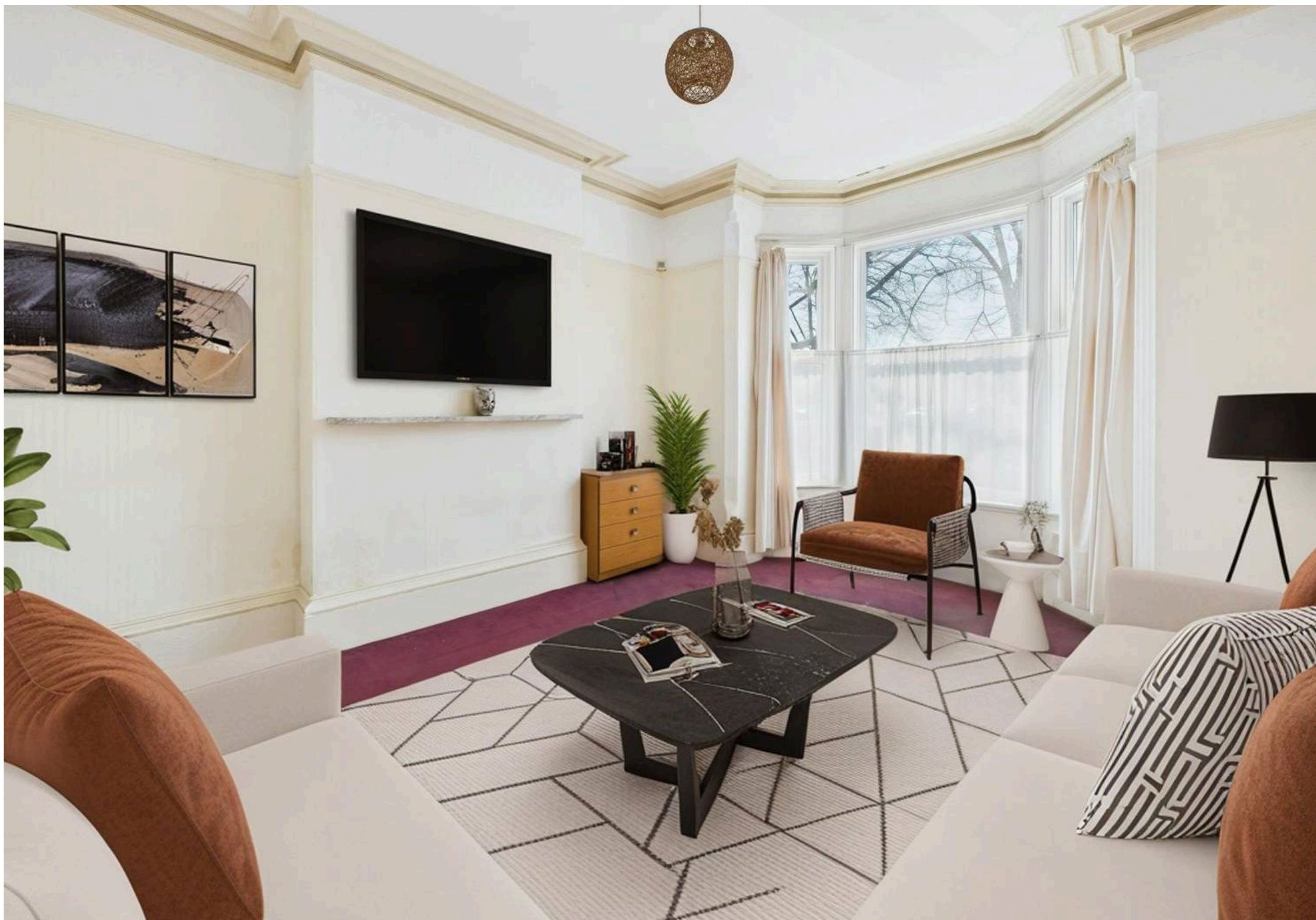
Tenure: Freehold

EPC Energy Efficiency Rating: D

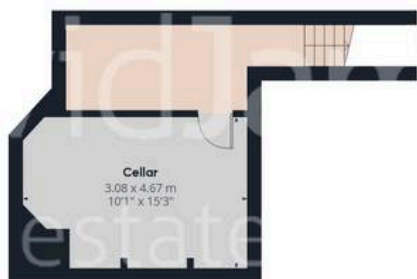
EPC Environmental Impact Rating:

- Substantial Victorian semi-detached house sold with NO UPWARD CHAIN
- Three double bedrooms set over the first and second floors
- Entrance porch and hallway with original detailing
- Lounge with bay window, dining room with fireplace
- Extended kitchen and utility area, kitchen with integrated oven, hob and extractor
- Ground floor Wc, cellar with lighting
- First floor bathroom/Wc with white suite and traditional cast iron bath
- Gas central heating, majority UPVC double glazing
- Enclosed rear garden with lawn and patio area
- Close to Djanogly Academy, the Nottingham Tram Network and frequent bus routes









Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

123.44 m²

1328.72 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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.