



36 Latham Street, Nottingham - NG6 8HQ

Guide Price £120,000

DavidJames  
the estate agent





## 36 Latham Street

Nottingham, Nottingham

Mid-terrace house offered with no chain – close to Bulwell's amenities, supermarkets and buses! Spacious lounge, fitted kitchen, downstairs bathroom and 2 double beds with a southerly-facing garden.

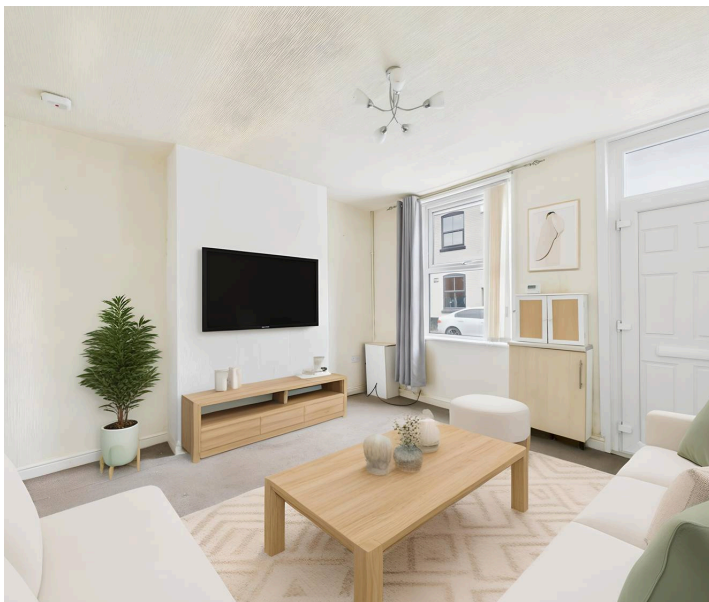
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

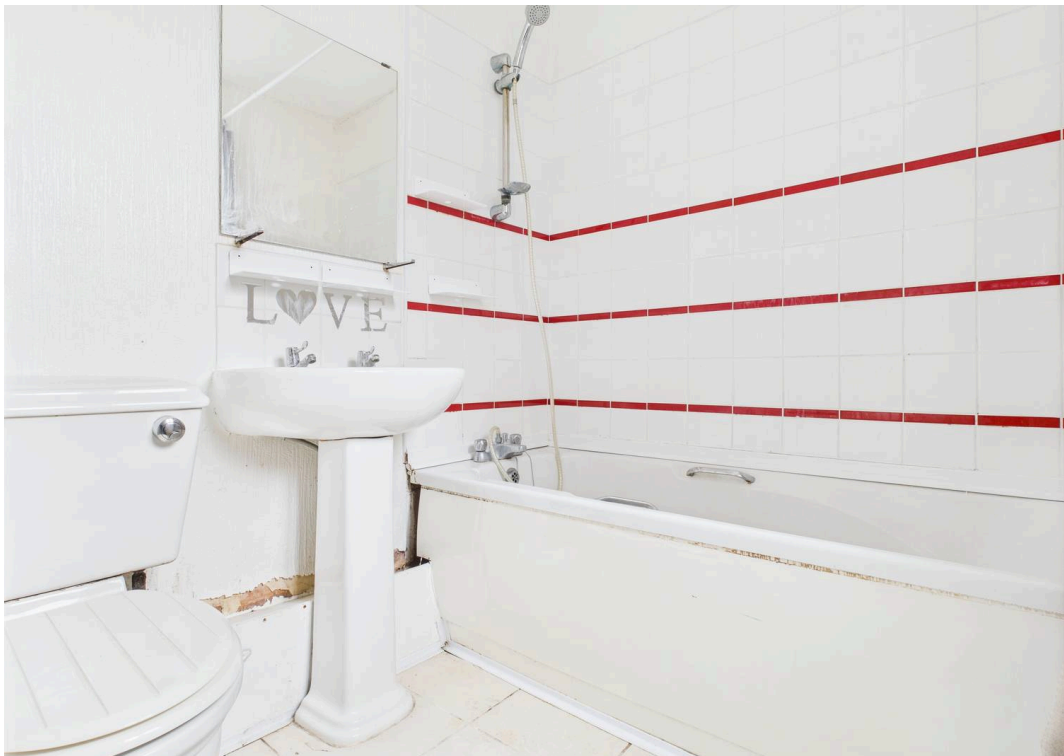
- Mid-terrace house
- Offered to the market with no upward chain
- Located close to Bulwell's amenities, supermarkets and public transport
- Ideal for first-time buyers or investors
- Bright and spacious lounge
- Fitted kitchen with a useful under-stairs storage cupboard
- Two light and airy double bedrooms
- Downstairs three-piece bathroom suite
- Useful side lobby with space for freestanding appliances
- Southerly-facing rear garden with lots of potential







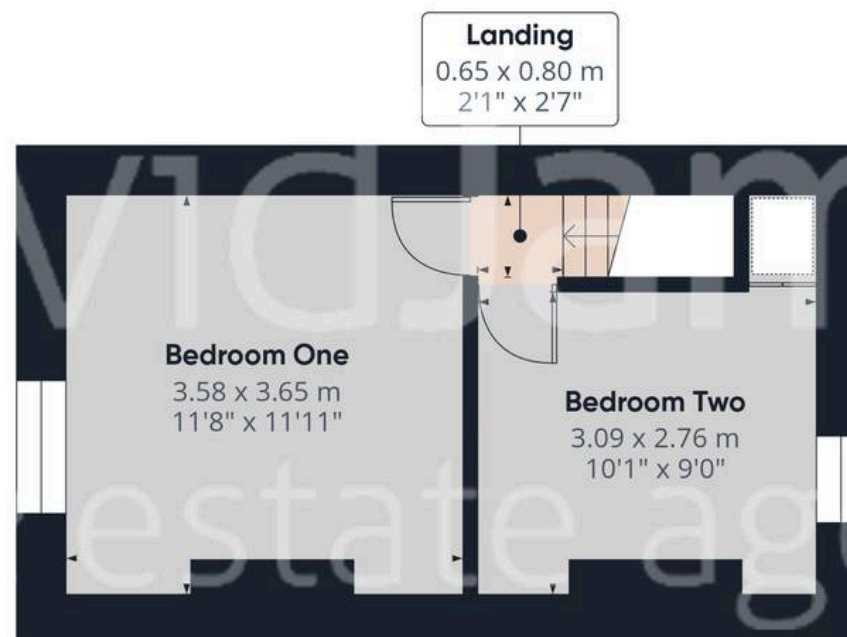








Floor 0



Floor 1

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

50.6 m<sup>2</sup>

545 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 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





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