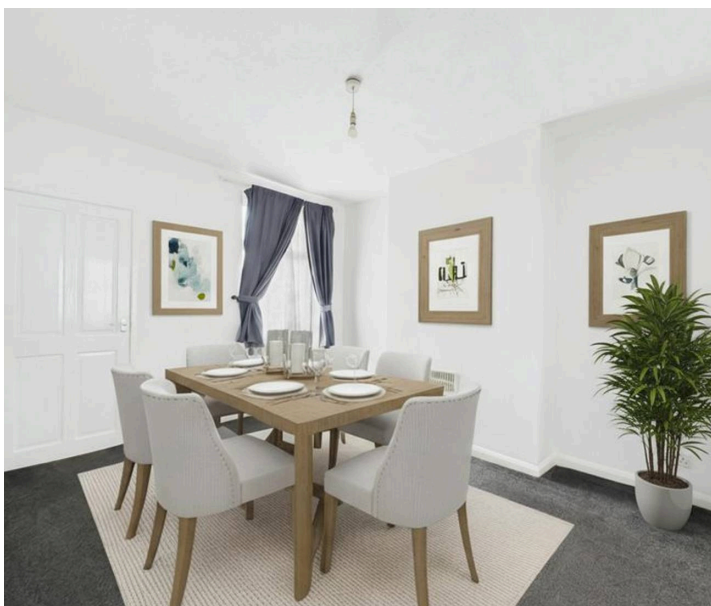




25 Lees Hill Street, Nottingham - NG2 4JW

Guide Price **£180,000 - £190,000**

DavidJames
the estate agent



25 Lees Hill Street

Nottingham, Nottingham

GUIDE PRICE £180,000-£190,000 Ideal for first-time buyers or investors, chain-free three-storey mid-terrace with 2 reception rooms, 3 beds close to Nottingham City Centre amenities & transport links!

Council Tax band: A

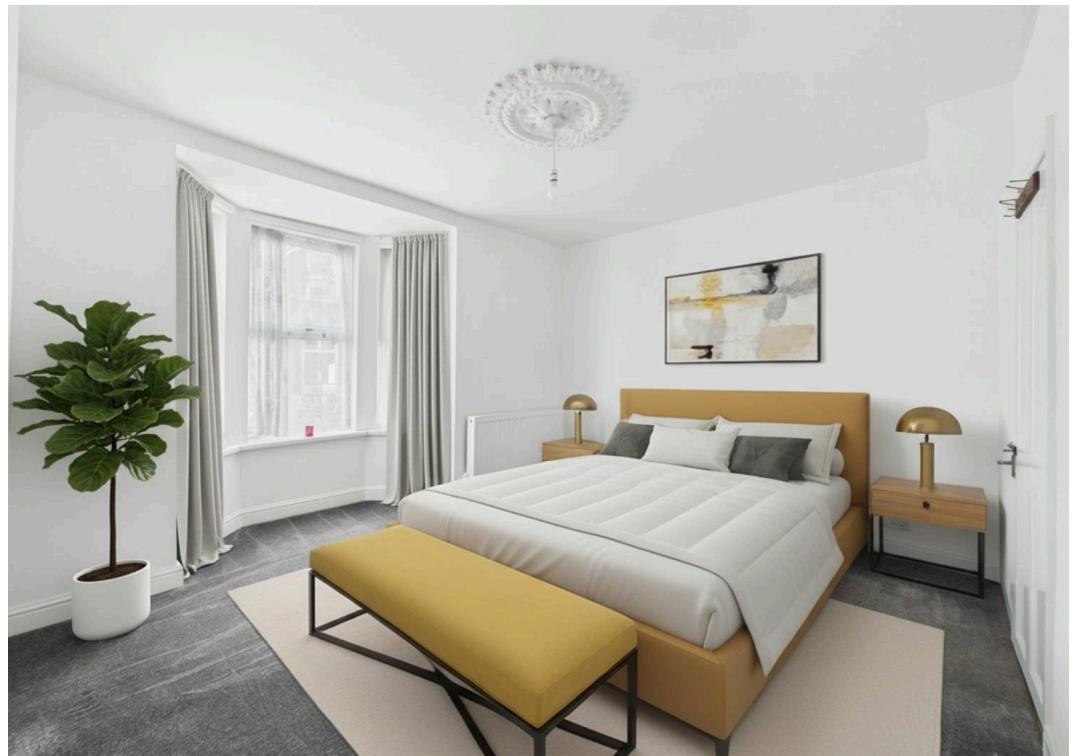
Tenure: Freehold

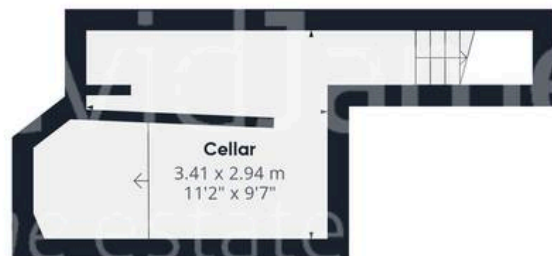
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Period three-storey mid-terrace house with no chain
- Nottingham City Centre's extensive amenities, and transport links close by
- Perfect for first-time purchase or buy-to-let investment
- Two good-sized reception rooms (lounge and separate dining room)
- Modern fitted kitchen with integrated cooking appliances
- Three generous double bedrooms
- White three-piece bathroom suite with electric shower over the bath
- Two cellars providing valuable additional storage space
- Gas central heating powered by a combination boiler
- Low maintenance rear yard







Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

79 m²

851 ft²

(1) Excluding balconies and terraces

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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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.