



85 Hereford Road, Nottingham – NG3 7FL

Guide Price £160,000 - £180,000

DavidJames  
the estate agent



## 85 Hereford Road

Nottingham, Nottingham

Available with no upward chain, 3-bed terraced home with driveway, private garden, renovated kitchen and shower room, conveniently located near amenities & transport links. Ideal for ftb's & families

Council Tax band: A

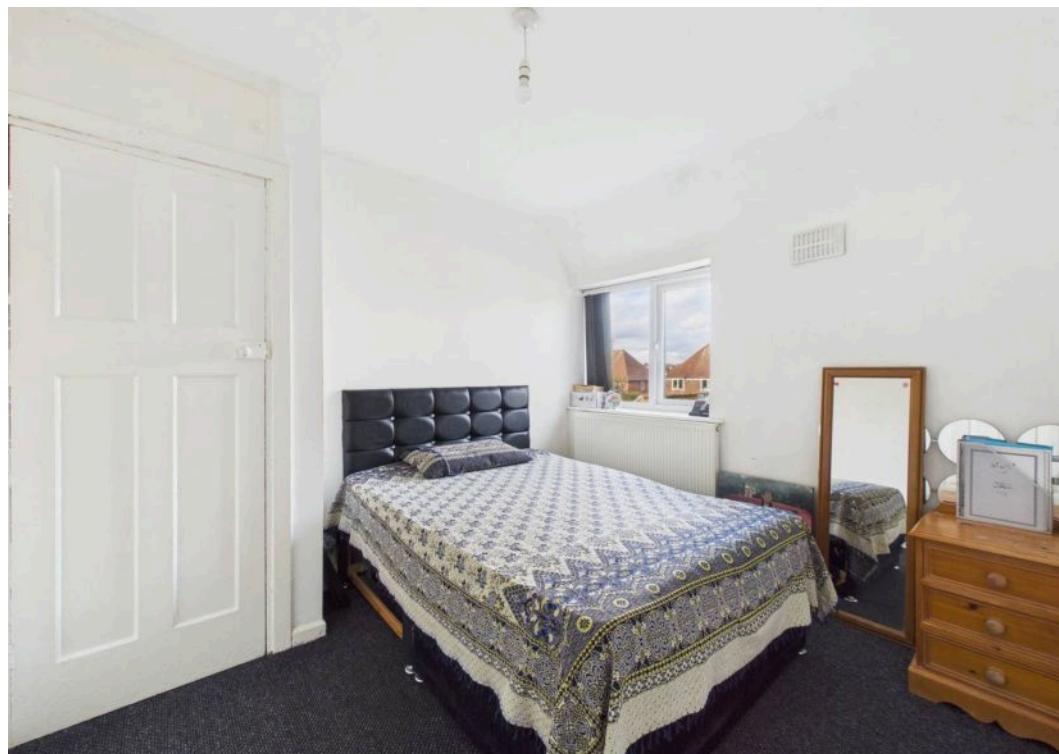
Tenure: Freehold

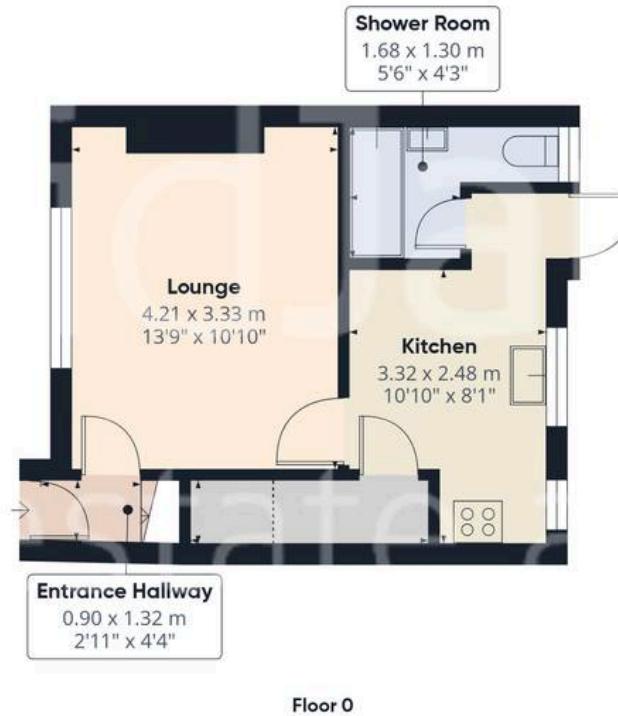
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-bedroom terraced home on generous plot
- Available with no upward chain
- Ideal for first-time buyers, investors and growing families
- Well proportioned lounge with carpet and window to front aspect
- Modern kitchen with garden views
- Sleek ground-floor shower room with WC
- Enclosed rear garden laid to lawn, a blank canvas for further landscaping
- Easy access to public transport and main road links
- Convenient location near shops, schools, and local amenities
- popular residential area with an established neighbourhood







**Floor 1**

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

56.2 m<sup>2</sup>  
604 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
9 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





## David James Estate Agents

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