



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

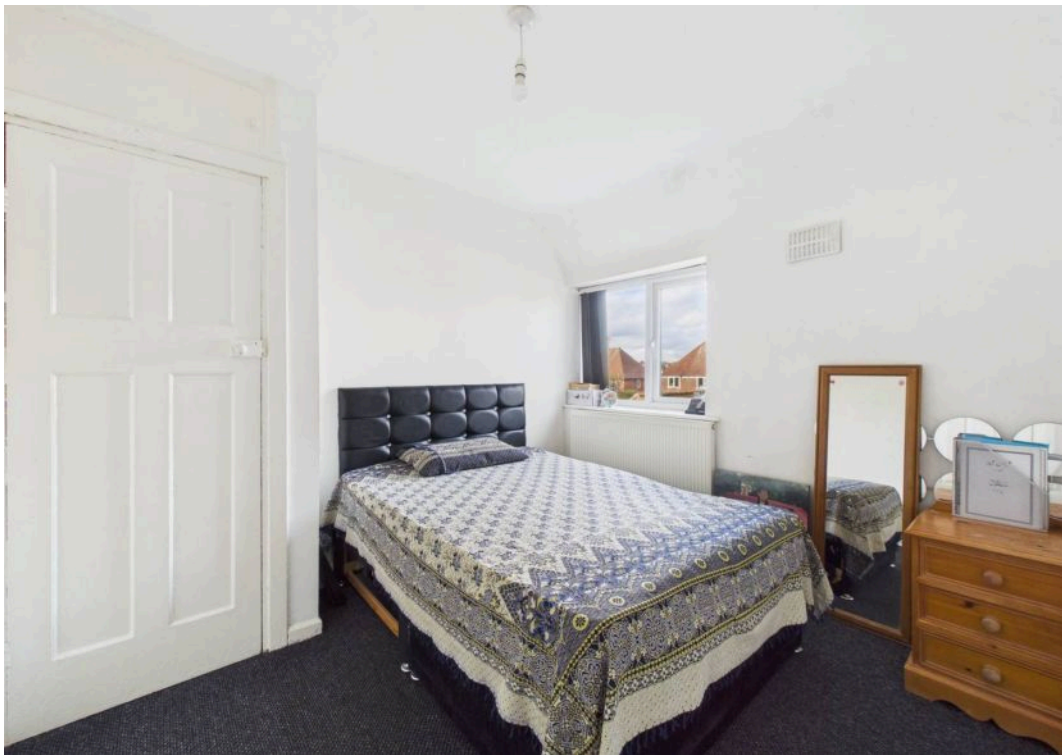
EPC Energy Efficiency Rating: C

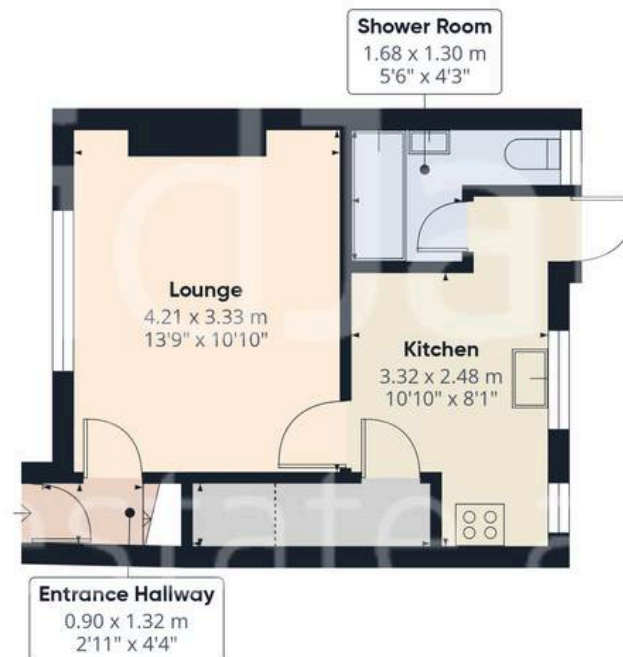
EPC Environmental Impact Rating: C

- 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 0



Floor 1



Approximate total area⁽¹⁾

56.2 m²

604 ft²

Reduced headroom

0.8 m²

9 ft²

(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.

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