



8 Astley Drive, Nottingham – NG3 3EU

Guide Price **£170,000**

DavidJames
the estate agent



8 Astley Drive

Nottingham, Nottingham

NO CHAIN! End-terrace home with two bedrooms, lounge, breakfast kitchen, enclosed lawned garden and driveway with double gates! An ideal first-time buy or investment purchase close to the City!

Council Tax band: B

Tenure: Freehold

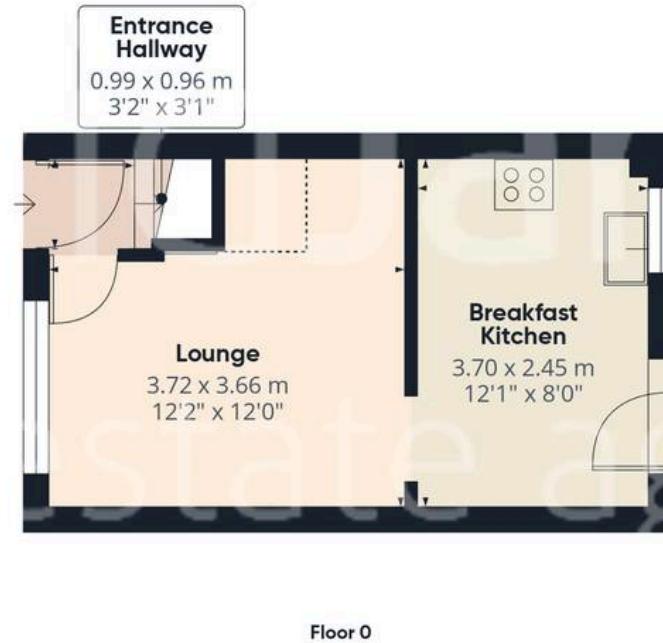
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End-terrace home offered to the market with no upward chain
- Ideal for first-time buyers, downsizers or investment purchasers
- Situated within easy reach of local amenities and transport links
- Lounge positioned to the front aspect
- Breakfast kitchen with space for informal dining
- Two bedrooms (main with built-in storage)
- Bathroom with white three-piece suite and electric shower
- Enclosed rear garden mainly laid to lawn
- Side tarmac driveway providing off-street parking
- Double timber gates offering potential for additional rear parking



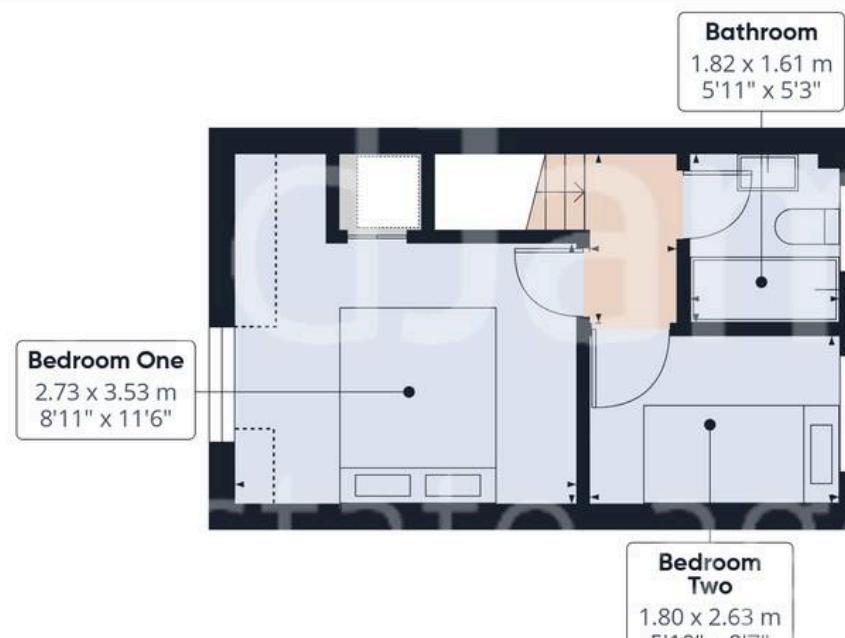




Approximate total area⁽¹⁾

43.4 m²
466 ft²

Reduced headroom
1.7 m²
19 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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