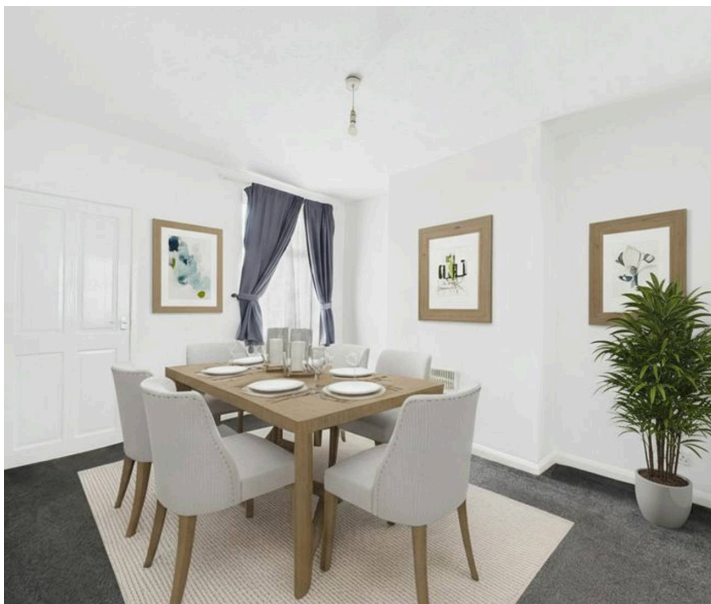




**25 Lees Hill Street, Nottingham - NG2 4JW**

Guide Price **£190,000**





## 25 Lees Hill Street

Nottingham, Nottingham

Ideal for first-time buyers or investors! Chain-free 3-storey mid-terrace with 2 reception rooms & 3 beds – close proximity to City Centre amenities & transport links!

Council Tax band: A

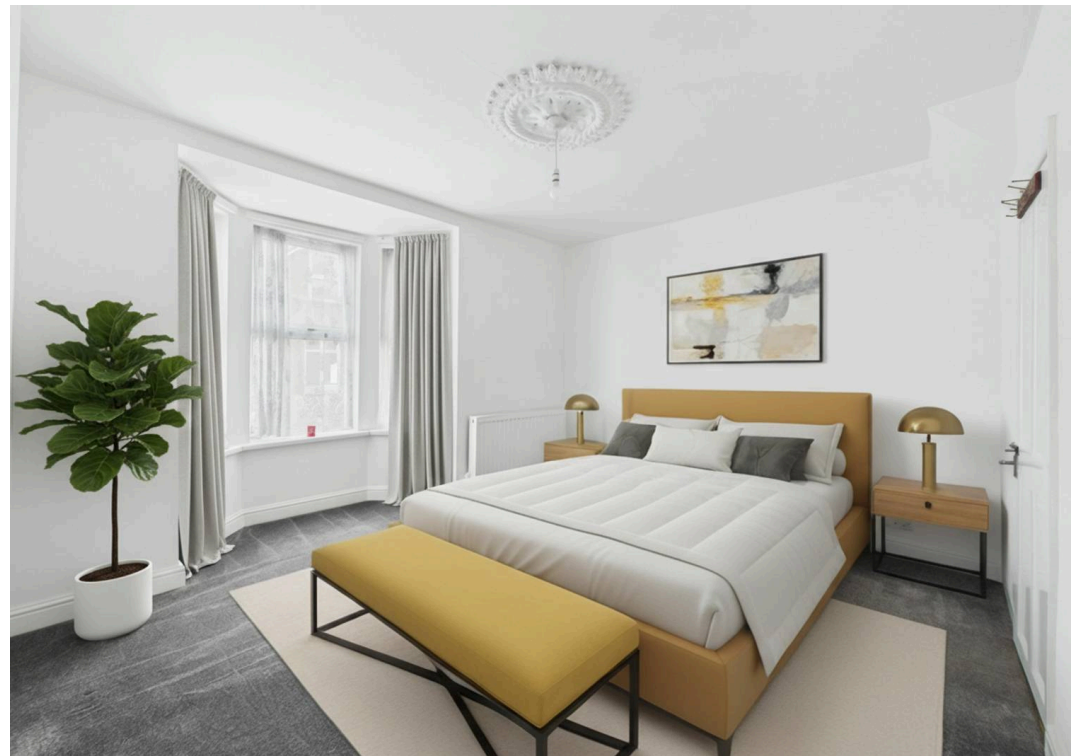
Tenure: Freehold

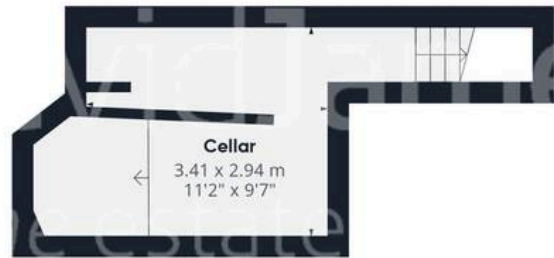
EPC Energy Efficiency Rating: E

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

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

79 m<sup>2</sup>  
851 ft<sup>2</sup>



Floor 1



Floor 2



(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



## David James Estate Agents

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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.