



63 St. Matthias Road, Nottingham - NG3 2HF

Guide Price **£250,000**





63 St. Matthias Road

Nottingham, Nottingham

MODERN HOME WITH NO CHAIN! Three-storey semi-detached close to Nottingham City Centre featuring open-plan living, delightful city views, three beds, southerly-facing rear garden plus driveway parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Modern three-storey semi-detached house with no chain
- Prime Nottingham position moments from the vibrant City Centre
- Ideal for first-time buyers, growing families and city commuters
- Three well-proportioned bedrooms over two floors
- Welcoming hallway with separate WC
- Spacious open-plan living space with stylish fitted kitchen
- Bright and airy lounge enjoying elevated views across Nottingham
- Modern three-piece bathroom suite with mains shower
- Low maintenance southerly-facing tiered rear garden
- Driveway providing valuable off-street parking

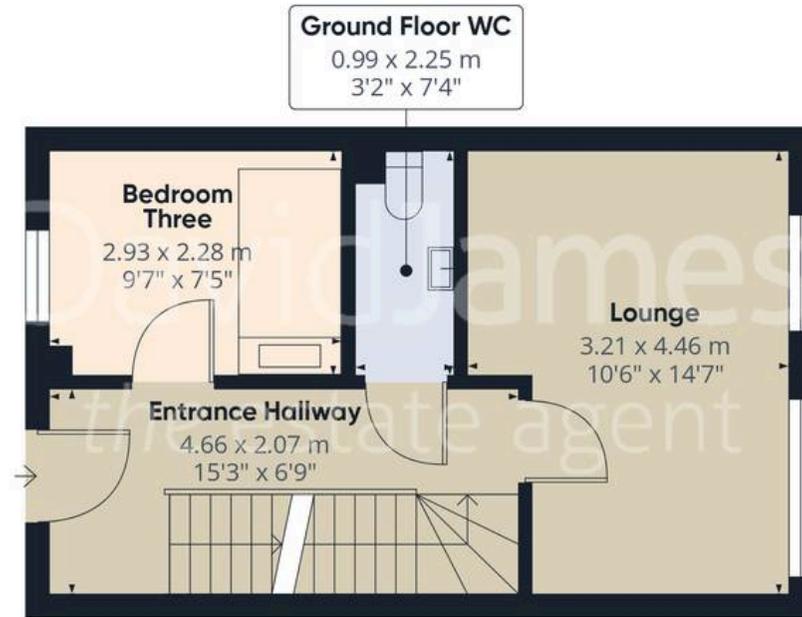




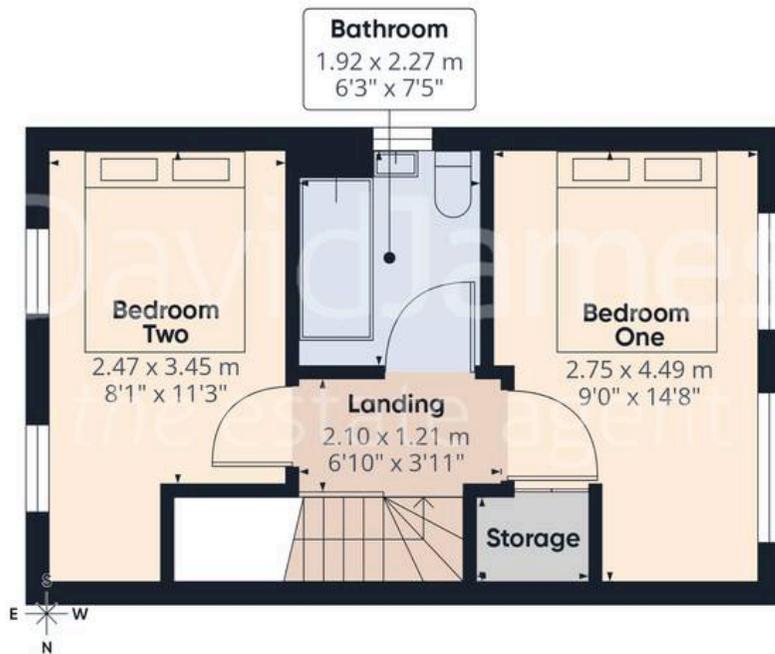




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

90 m²

970 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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