



76 Edmonstone Crescent, Nottingham - NG5 5UW

Guide Price **£210,000**

DavidJames
the estate agent



76 Edmonstone Crescent

Nottingham, Nottingham

NO CHAIN! Modern 3 bed with dining/kitchen, bathroom, en-suite, south-facing garden & garage. Perfect for first time buyers, investors and professionals with shops, bus links & City Hospital close by.

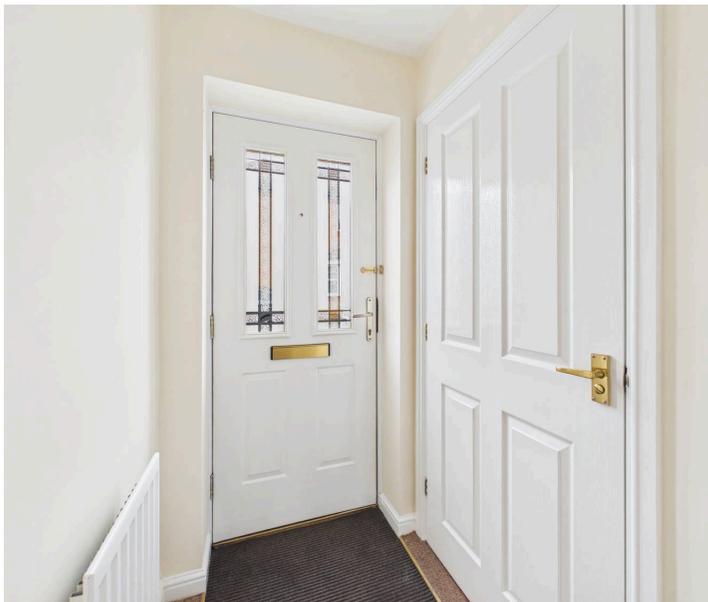
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern end-townhouse available with no chain
- Convenient setting close to amenities, frequent bus services and City Hospital
- Ideal property for first-time buyers, families or investors
- Spacious lounge with feature fireplace and useful understairs storage
- Bright dining/kitchen with integrated appliances and feature French doors
- Three well-proportioned first floor bedrooms
- Bright and airy main bedroom with fitted wardrobes
- Three-piece bathroom suite and separate en-suite shower room
- Sunny south-facing garden with lawn and decking seating areas
- Garage in a block to the rear for parking or storage









Floor 0



Floor 1



Approximate total area⁽¹⁾

61.6 m²
662 ft²

Reduced headroom

0.6 m²
7 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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