



**88 Windmill Lane, Nottingham - NG3 2BJ**

Guide Price **£160,000**





## 88 Windmill Lane

Nottingham, Nottingham

NO UPWARD CHAIN! Mid-terrace home within easy reach of local amenities, bus links and Nottingham City Centre! Light-filled lounge, dining kitchen and 3 beds plus a south-easterly facing garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mid-terrace home
- Available to purchase with no onward chain
- Located near shops, amenities, transport links and Nottingham City Centre
- Ideal for families, first-time buyers and investors
- Welcoming entrance hallway leading to a bright and airy lounge
- Fitted kitchen with integrated cooking appliances and sliding patio doors
- Three well-proportioned first-floor bedrooms
- White three-piece bathroom suite with electric shower
- Gas central heating system with Worcester combination boiler
- South-easterly facing rear garden with patio, lawn and decked seating area

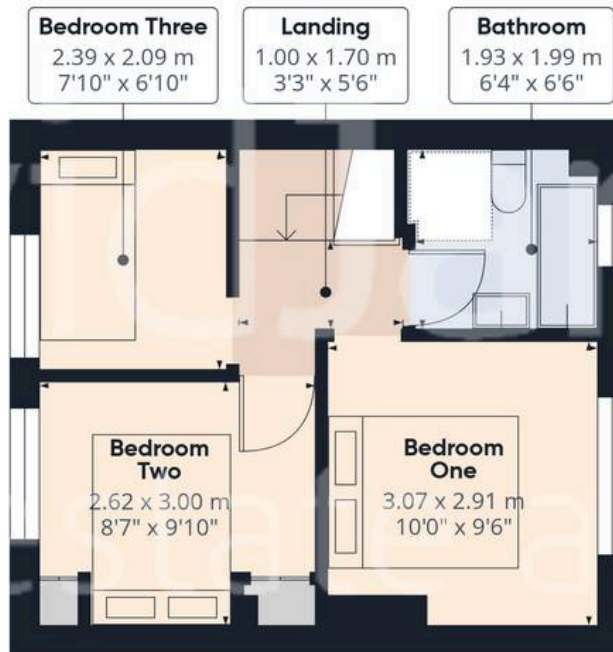








Floor 0



Floor 1



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

56.2 m<sup>2</sup>  
604 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
3 ft<sup>2</sup>

(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.

GIRAFFE360



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