



81 Sedgley Avenue, Nottingham - NG2 4JA

Guide Price **£170,000**





81 Sedgley Avenue

Nottingham, Nottingham

NO CHAIN! 2-bed end-terrace with Sneinton's amenities and city-bound transport links on the doorstep. Combining character features with modern finishes, 2 reception rooms and a contemporary shower room

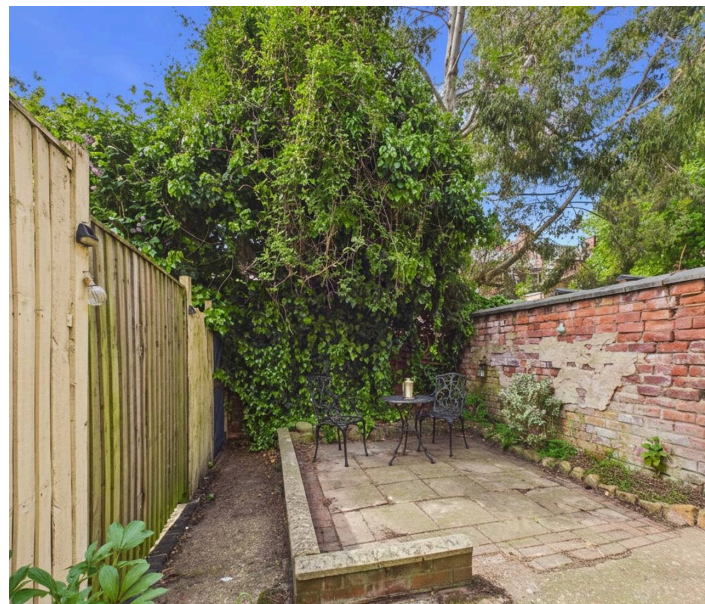
Council Tax band: A

Tenure: Freehold

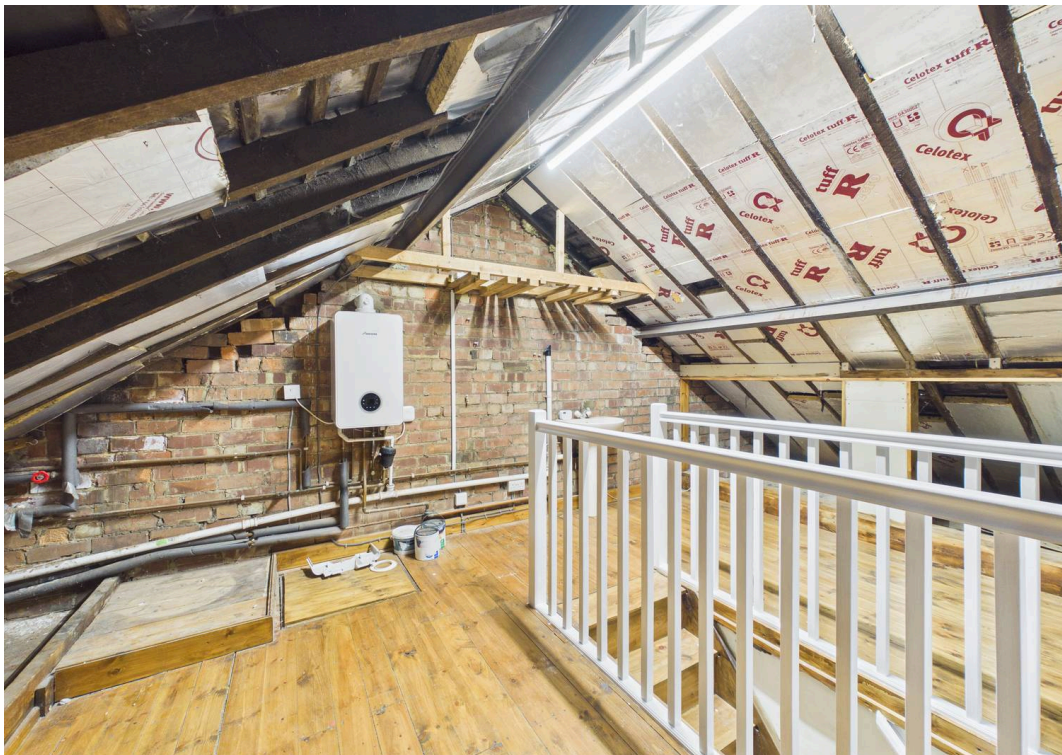
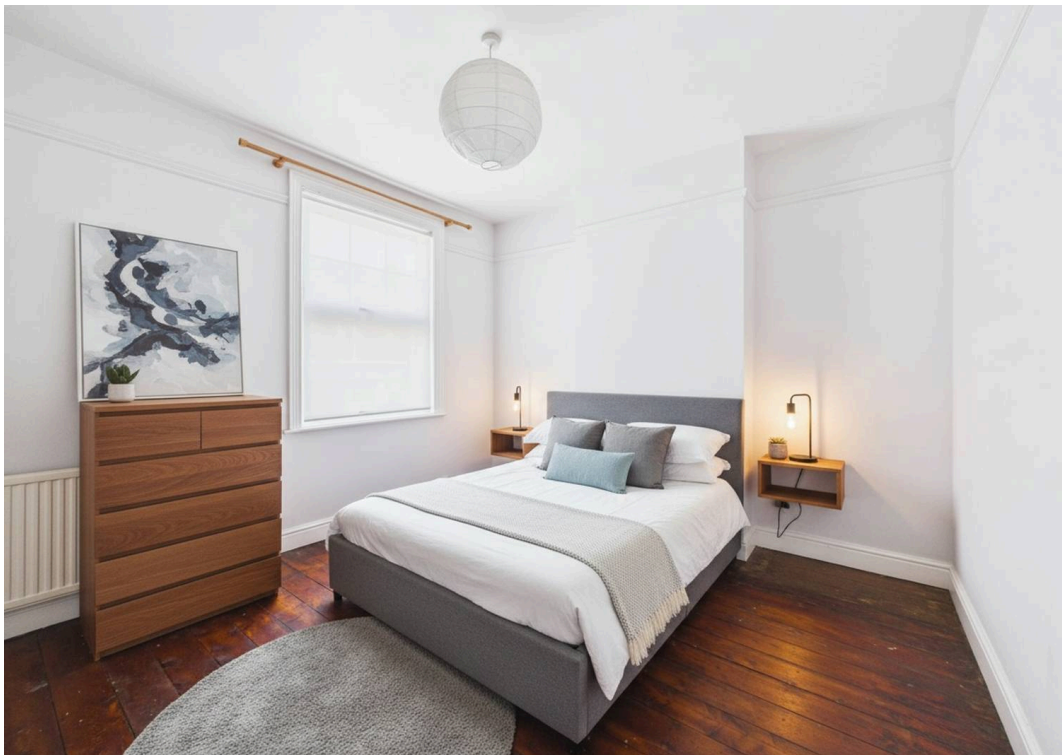
EPC Energy Efficiency Rating: C

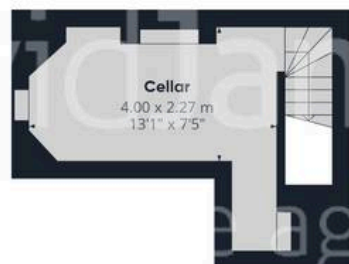
EPC Environmental Impact Rating: D

- End-terrace home offered with no upward chain
- No through road location just a short walk from Sneinton's amenities and transport links to the city
- Ideal for a variety of buyers including first-time purchasers, commuters and investors
- Two versatile reception rooms (lounge and separate versatile dining room)
- Modern kitchen with integrated cooking appliances and wood-effect worktops
- Two well-proportioned double bedrooms on the first floor
- Contemporary first floor shower room with a large walk-in shower enclosure
- Boarded loft storage space accessed via second bedroom stairs
- Gas central heating system, double glazing and PV solar panels
- South-westerly facing low-maintenance courtyard garden to the rear









Floor 0

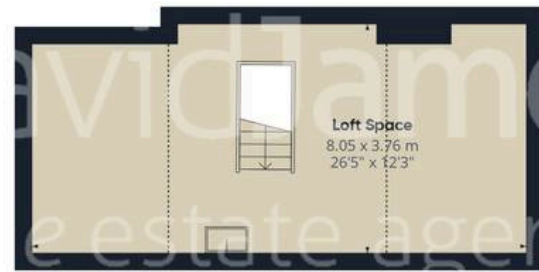


Floor 1

Approximate total area⁽¹⁾
105.5 m²
1135 ft²
Reduced headroom
15.8 m²
170 ft²



Floor 2



Floor 3

(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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