



2 Kelling Close, Nottingham - NG5 5JL

Guide Price £170,000



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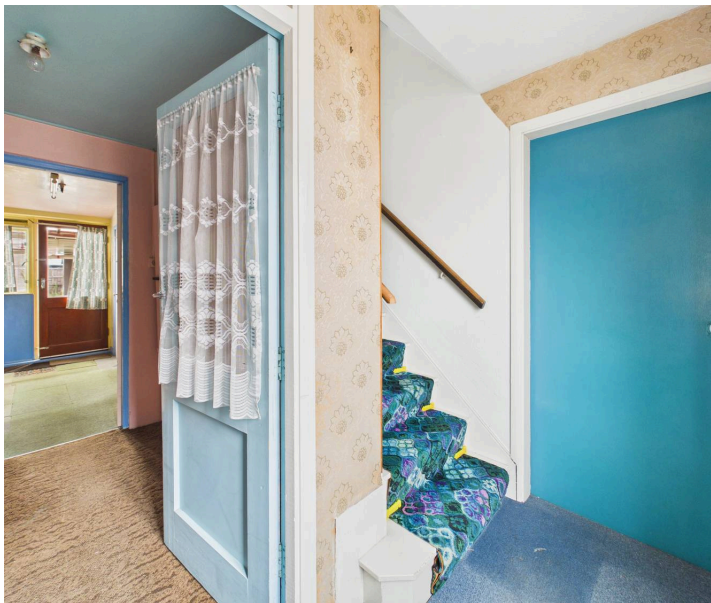
Nottingham, Nottingham

NO CHAIN! 3 bed mid-terrace house with lots of potential - ideally positioned close to excellent amenities, schools and frequent transport links. Lounge/diner, kitchen, bathroom and SE-facing garden!

Council Tax band: A

Tenure: Freehold

- Mid-terraced home with lots of potential
- Offered to the market with no upward chain
- Ideal opportunity for first-time buyers, families or investment purchasers alike
- Cul-de-sac position close to amenities, schools and transport links
- Spacious lounge/dining room with dual-aspect windows
- Kitchen with an adjoining lean-to/porch and scope for reconfiguration
- Three first floor bedrooms (including two double rooms)
- Bathroom with a two-piece suite alongside a separate WC
- Generous southerly-facing rear garden
- Gated hardstanding to the front of the property









Floor 0



Floor 1



Approximate total area⁽¹⁾

74.6 m²

802 ft²

Reduced headroom

0.9 m²

10 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.

GIRAFFE360



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