



1 Kilby Avenue, Nottingham - NG3 7DD

Guide Price **£180,000**





1 Kilby Avenue

Nottingham

NO CHAIN! Charming 3 bed end terrace featuring a light-filled lounge, stylish dining kitchen, modern bathroom alongside south-facing garden and driveway! Ideal first-time buy or investment purchase!

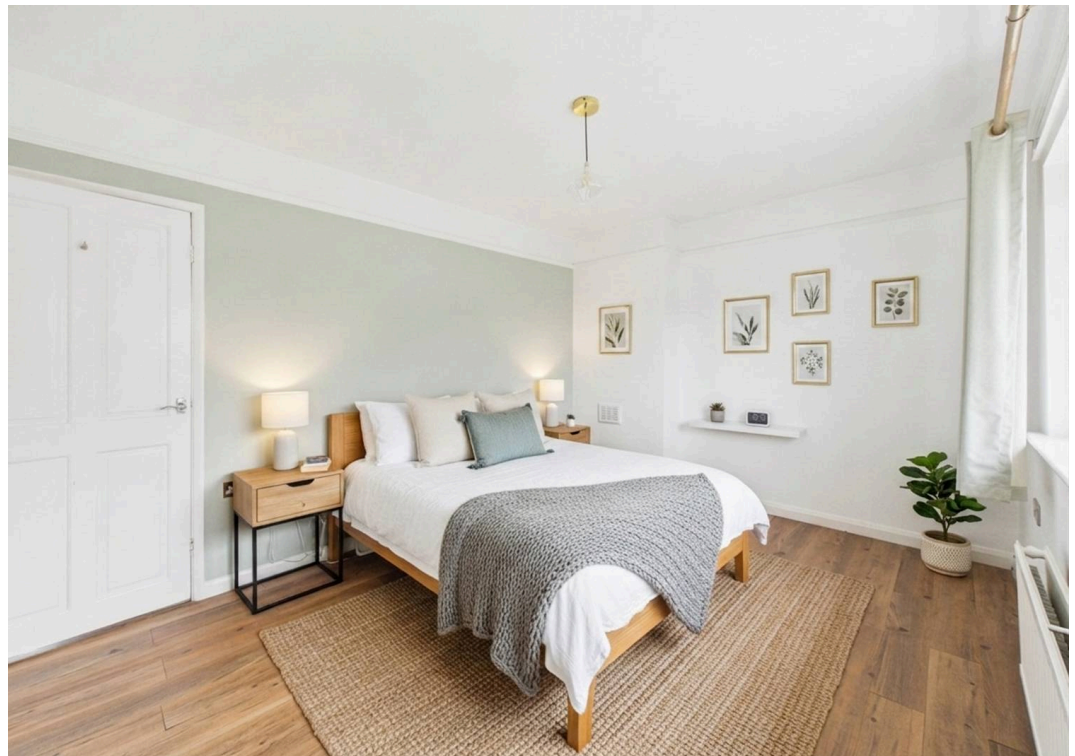
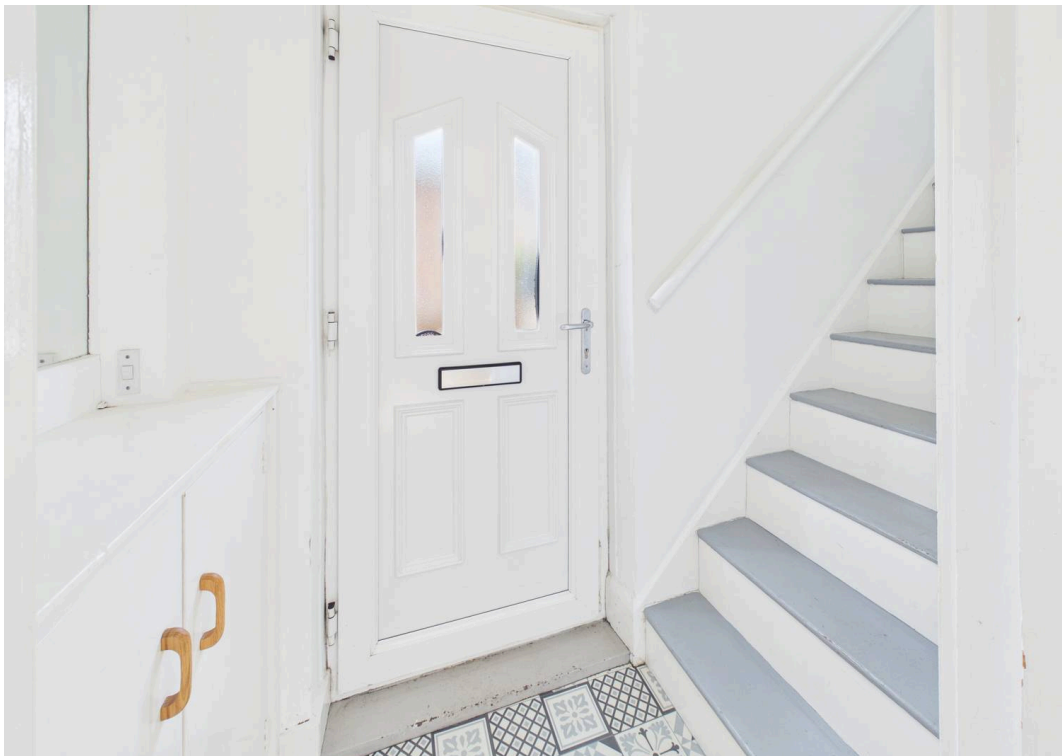
Council Tax band: A

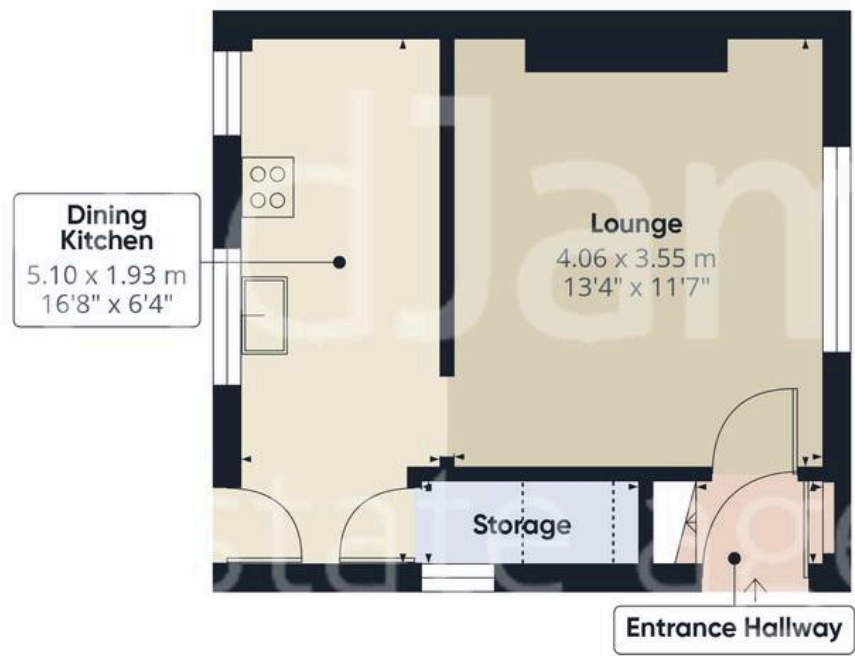
Tenure: Freehold

- Well-presented end terrace home
- Offered to the market with no upward chain
- Ideal purchase for first-time buyers and investors alike
- Within walking distance of shops, amenities and frequent city bus links
- Bright front facing lounge with feature fireplace
- Stylish kitchen with a range of integrated appliances
- Two well-proportioned first floor double bedrooms
- Contemporary fully tiled bathroom with dual-head rainfall shower over bath
- Enclosed rear garden with seating area and lawn
- Block paved driveway providing off-street parking

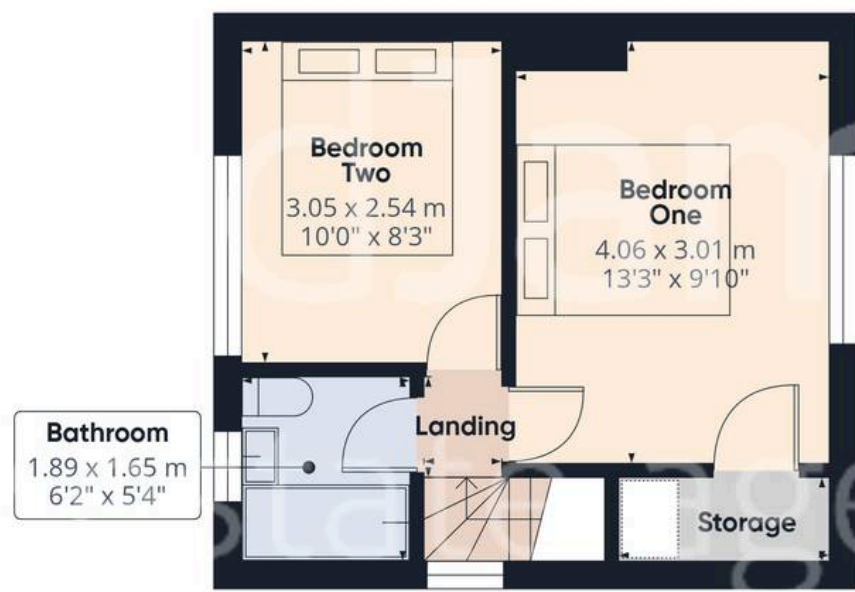








Floor 0



Floor 1



Approximate total area⁽¹⁾

52.3 m²

562 ft²

Reduced headroom

0.7 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.

GIRAFFE360



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