



35 Linton Rise, Nottingham - NG3 7DB

Guide Price **£170,000**



35 Linton Rise

Nottingham

Stylishly presented mid-terrace home! 2 beds, bright lounge, modern kitchen & bathroom plus a driveway with EV charging point. Ideal for first-time buyers or commuters with nearby buses to the City!

Council Tax band: A

Tenure: Freehold

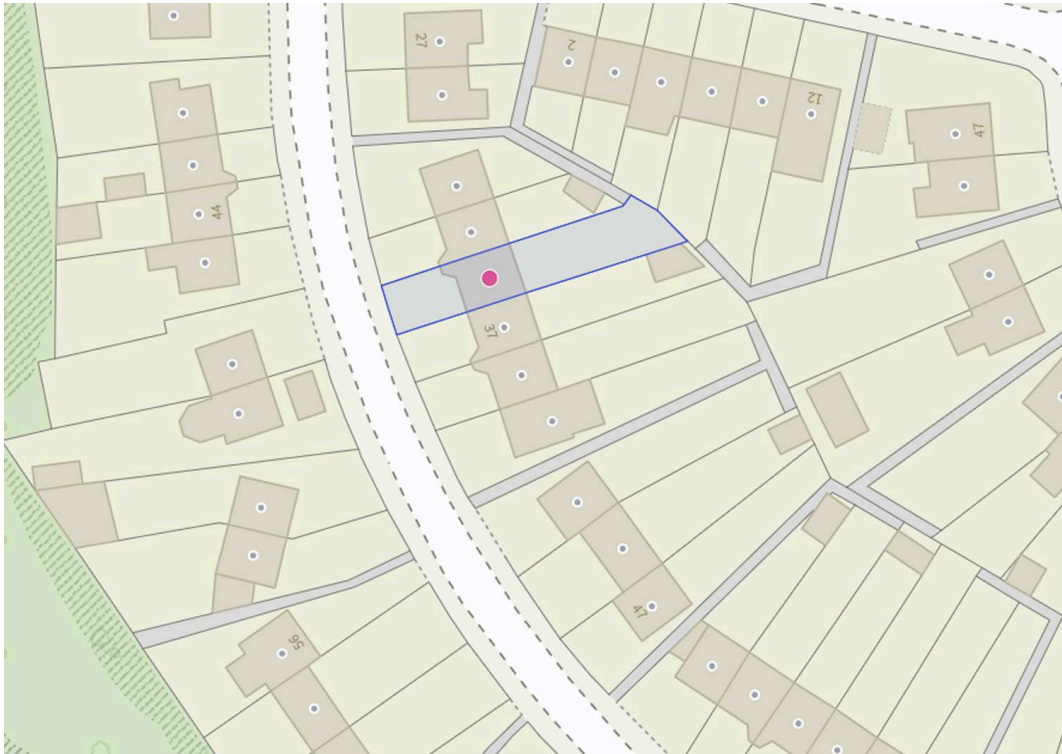
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylish mid-terrace house
- Widely improved under the current ownership
- Close to local amenities, schools and public transport links to Nottingham City Centre
- Ideal for first-time buyers and commuting professionals
- Bright lounge with large front-facing window, wood finish flooring & neutral decor
- Modern high-gloss kitchen with Zanussi integrated appliances and an understairs storage/utility area
- Two well-presented double bedrooms (both with built-in storage cupboards)
- Contemporary bathroom with a three-piece suite
- Rear garden with lawn, decorative stone and a timber shed
- Driveway parking with an EV charging point









Floor 0



Floor 1



Approximate total area⁽¹⁾
57.7 m ²
621 ft ²
Reduced headroom
0.4 m ²
4 ft ²

(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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