



**76 Skipton Circus, Nottingham - NG3 7DU**  
**£200,000**



## 76 Skipton Circus

Nottingham

Well-presented 2-bed end terrace home close to amenities and bus links to Nottingham City Centre! Good-sized lounge, open-plan dining kitchen and an established southerly-facing garden plus driveway!

Council Tax band: A

Tenure: Freehold

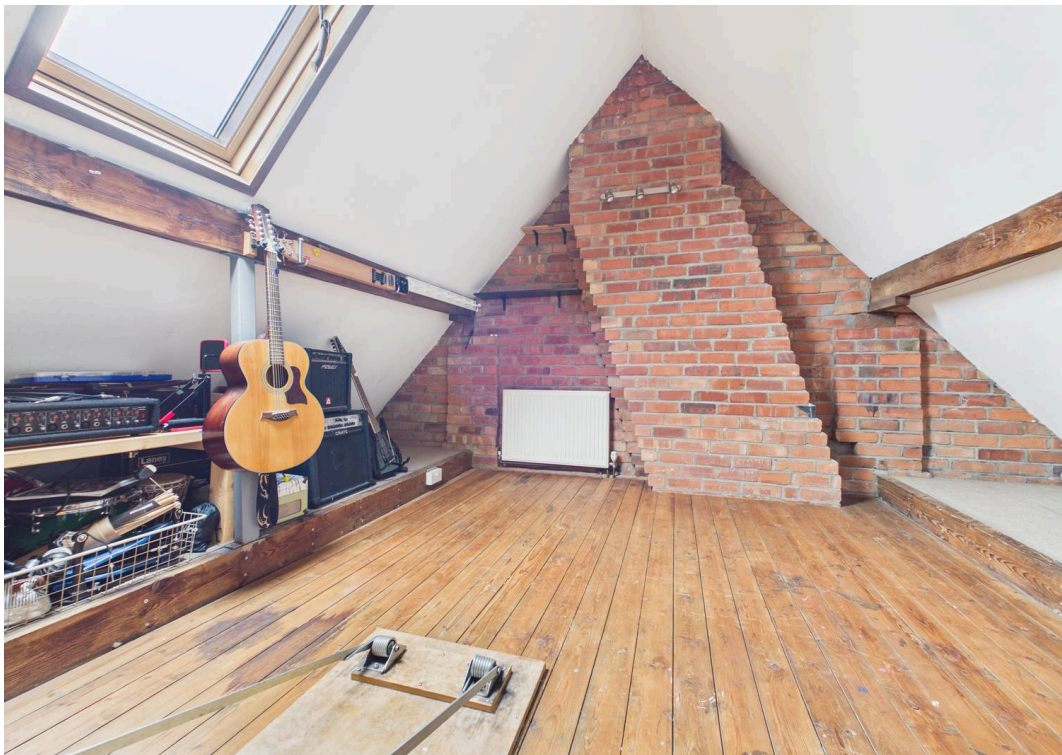
EPC Energy Efficiency Rating: D

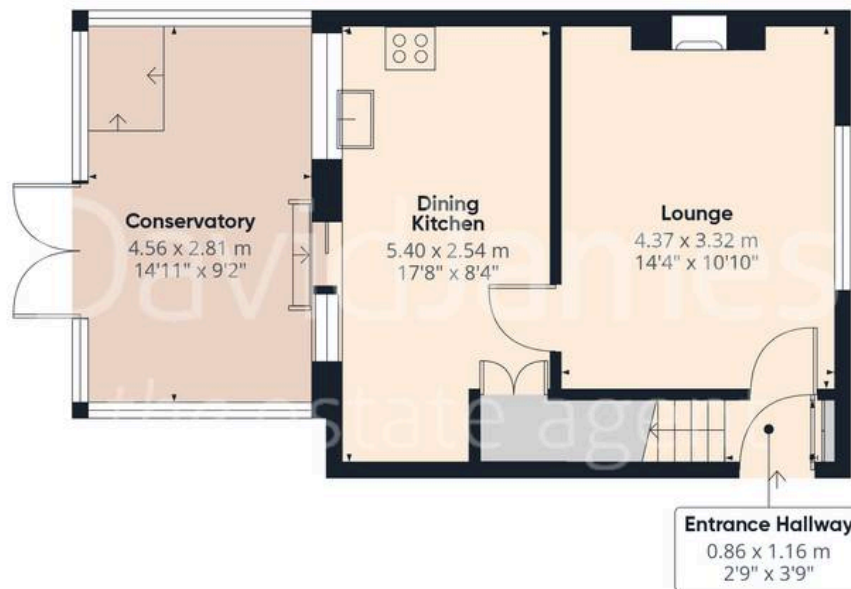
EPC Environmental Impact Rating: D

- Well-presented end-terrace home
- Ideal for first-time buyers, investors or those seeking convenient access to the nearby Nottingham City Centre
- Bright, spacious and neutrally decorated lounge with a wood-burning stove and timber-effect flooring
- Open-plan dining kitchen with patio doors to the conservatory
- Versatile conservatory with French doors to the garden
- Two well-proportioned double bedrooms with modern décor
- First floor bathroom with a three-piece white suite
- Useful loft space with a fitted ladder, Velux-style window, storage, lighting and power
- South-facing and well-established rear garden with mature planting, lawn and patio seating space
- Driveway providing off-street parking





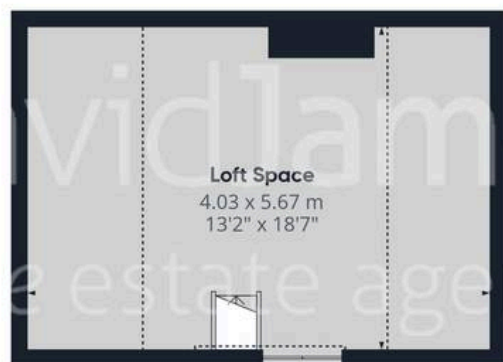




Floor 0



Floor 1



Floor 2

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

94.4 m<sup>2</sup>

1016 ft<sup>2</sup>

**Reduced headroom**

10.8 m<sup>2</sup>

116 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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