



## 43 Pendle Crescent, Nottingham - NG3 3DU

Guide Price £140,000



## 43 Pendle Crescent

Nottingham

NO CHAIN! Well-presented one double bedroom coach house within easy reach of both Mapperley and Nottingham City Centre - ideal for first-time buyers, investors or those looking to downsize!

Council Tax band: A

Tenure: Leasehold

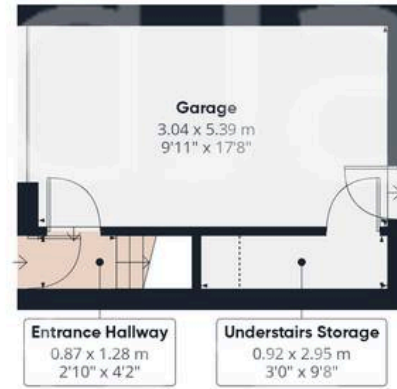
- Well-presented coach house
- Offered to the market with no upward chain
- Well-suited to first-time buyers, investors or those looking to downsize
- Conveniently positioned for access to both Mapperley and Nottingham City Centre
- Generous lounge with a feature fireplace and fresh carpeting
- Bright kitchen with a range of fitted units and pleasant views
- Double bedroom featuring an in-built wardrobe/storage cupboard
- Bathroom with a three-piece fitted suite
- Low-maintenance rear garden ideal for easy upkeep
- Block-paved driveway leading to a useful garage











Floor 0



Floor 1



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

66.4 m<sup>2</sup>  
713 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
5 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**