



45 Waterford Street, Nottingham – NG6 0DH

Guide Price **£170,000**

DavidJames
the estate agent



45 Waterford Street

Nottingham

GUIDE PRICE £170,000 – £180,000! Well-presented 2 double bed semi-detached home close to frequent bus/tram links and Nottingham City Hospital! Lounge, modern kitchen, bathroom and a good-sized garden alongside a two vehicle driveway!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

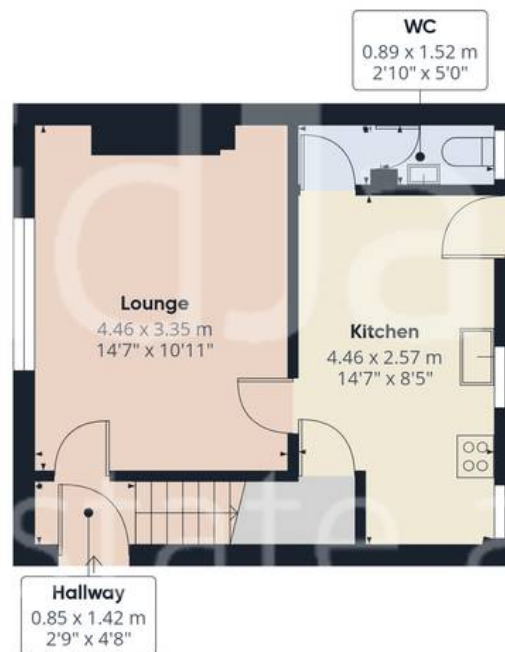
EPC Environmental Impact Rating:

- Well-presented semi-detached home
- Ideal for first-time buyers, investors and those seeking easy access to the nearby Nottingham City Hospital
- Perfectly positioned for excellent bus and tram links to Nottingham City Centre and the surrounding areas
- Bright and spacious front-facing lounge
- Modern fitted kitchen with integrated cooking appliances
- Two first floor double bedrooms (both with in-built storage/wardrobes)
- First floor three-piece bathroom with an electric over-bath shower
- Gas central heating powered by a Worcester boiler with Nest smart thermostat
- Generous lawned rear garden with patio seating space and mature trees
- Driveway to the front providing convenient off-street parking for two vehicles







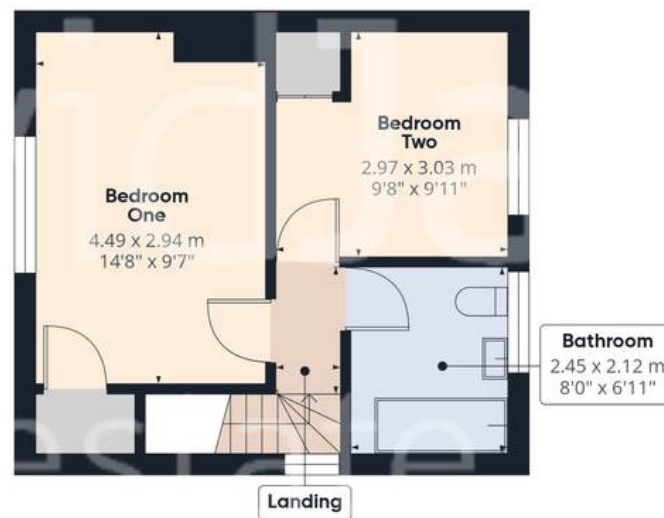


Floor 0

Approximate total area⁽¹⁾

60.5 m²

652 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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