



39 Waterloo Promenade, Nottingham - NG7 4AT

Guide Price £180,000

DavidJames
the estate agent



39 Waterloo Promenade

Nottingham

NO CHAIN! Four-storey terraced home within walking distance of Nottingham city centre - ideal for those seeking a simple commute and set back from the roadside along a pleasant pedestrian promenade!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four-storey mid-terrace family home
- Offered to the market with no upward chain
- Set back from the roadside along a tree-lined pedestrian promenade
- Within walking distance of Nottingham city centre's excellent amenities and transport links
- Bright and good-sized lounge
- Fitted kitchen with space for freestanding appliances
- Lower ground floor utility and convenient WC
- Three bedrooms (two first floor and top floor main bedroom)
- Gas central heating powered by a Worcester boiler
- Modern first floor bathroom with a three-piece white suite



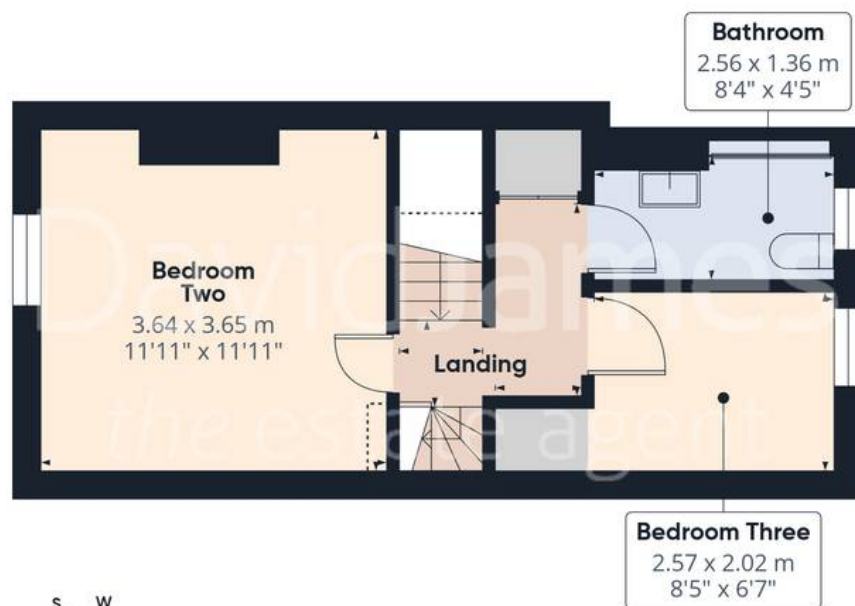




Floor -1



Floor 0



Floor 2



Floor 3

Approximate total area⁽¹⁾

80.9 m²

871 ft²

Reduced headroom

0.3 m²

3 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.

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