



9 Paddington Mews, Nottingham - NG3 2NE

Guide Price £170,000

DavidJames
the estate agent



9 Paddington Mews

Nottingham

FANTASTIC STARTER HOME OR INVESTMENT OPPORTUNITY! Offered to the market chain-free featuring modern dining kitchen & bathroom alongside two beds, driveway & delightful gardens in cul-de-sac location!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

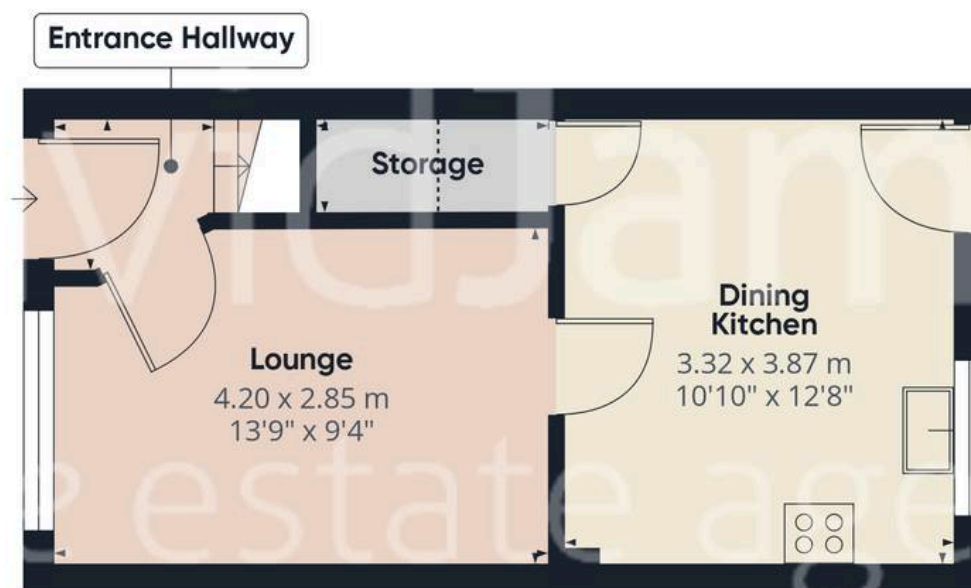
EPC Environmental Impact Rating: D

- Modern end townhouse in cul-de-sac location
- Offered to the market with no upward chain
- Front-facing lounge with delightful private outlook
- Modern dining kitchen with space for a table and chairs
- Stylish white kitchen with a range of base and wall units
- Two well-proportioned first-floor double bedrooms
- Modern white bathroom with electric shower over bath
- Spacious rear garden with paved patio and lawn
- Front garden with decorative stone and lawn
- Private front driveway providing off-street parking

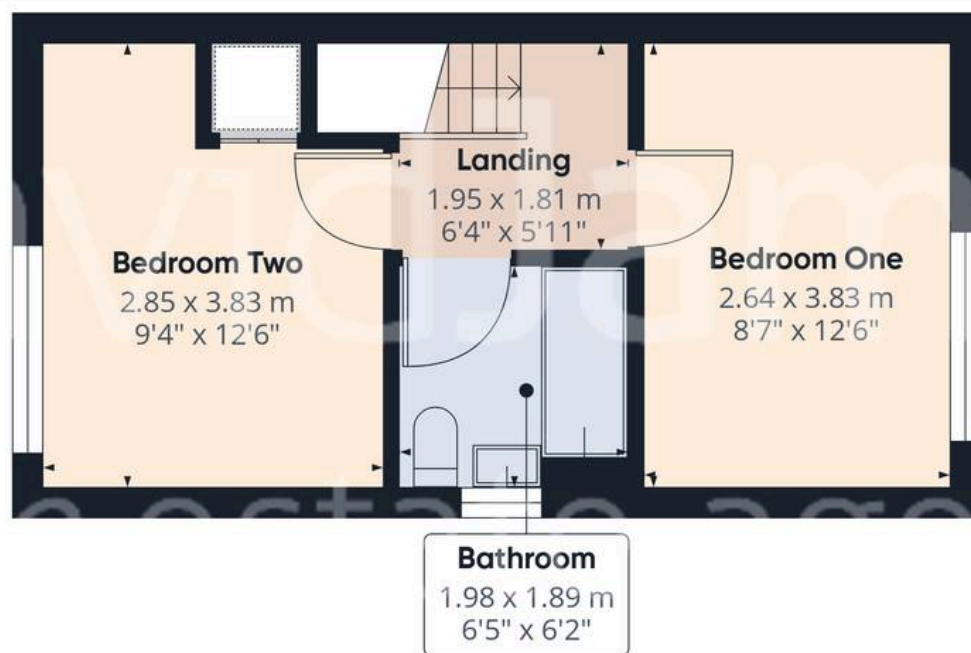








Floor 0



Floor 1



Approximate total area⁽¹⁾

55.5 m²

598 ft²

Reduced headroom

0.8 m²

9 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.

GIRAFFE360



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