



1 Dornoch Avenue, Nottingham - NG5 4DQ

Guide Price **£190,000**

DavidJames
the estate agent



1 Dornoch Avenue

Nottingham

CHAIN FREE! Spacious double fronted home featuring stylish dining kitchen & spacious lounge alongside two bedrooms, modern bathroom, two cellars, garage, on-street parking and easy-care rear garden!

Council Tax band: A

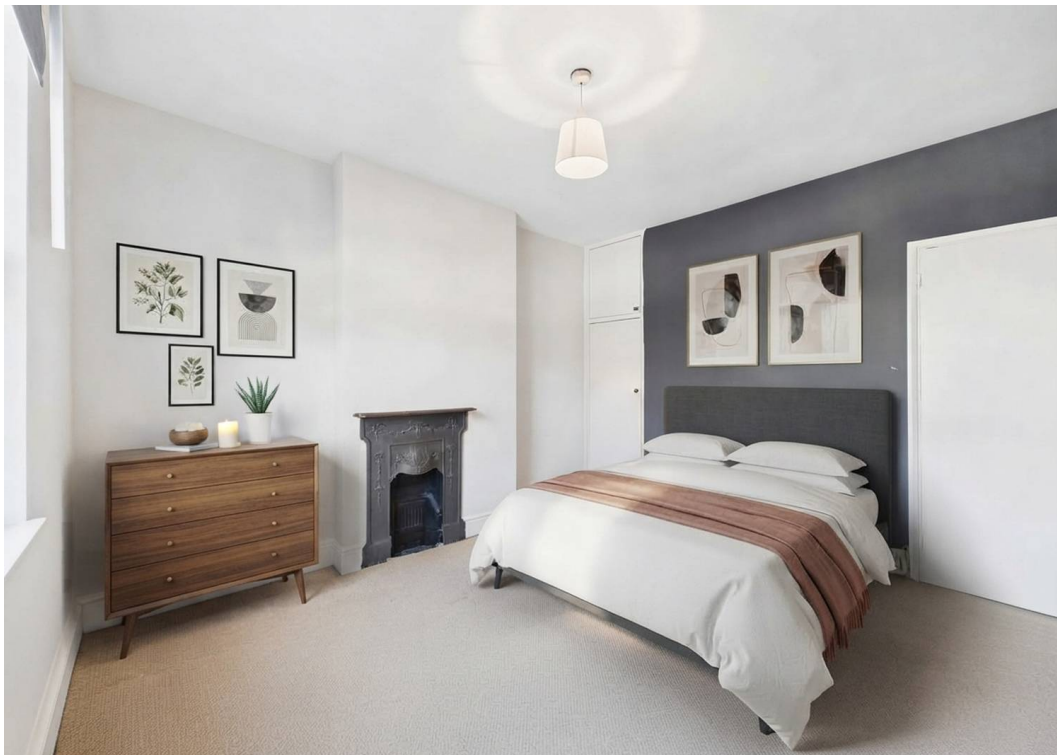
Tenure: Freehold

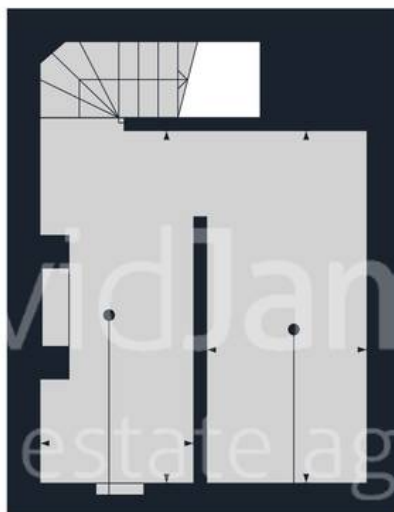
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious double fronted end terrace with no onward chain
- Perfect for first time buyers or those seeking an investment
- Bright and spacious dining kitchen with ample space for a table and chairs
- Stylish kitchen with shaker style units and integrated cooking appliances
- Delightful front aspect lounge with charming fireplace opening
- Modern bathroom with three-piece suite and mains shower over bath
- Two cellars providing excellent additional storage space
- Gas central heating powered by a Worcester boiler
- On-street parking plus garage ideal for storage/motorcycle housing
- Low-maintenance rear garden with seating area, decorative stone and gated access



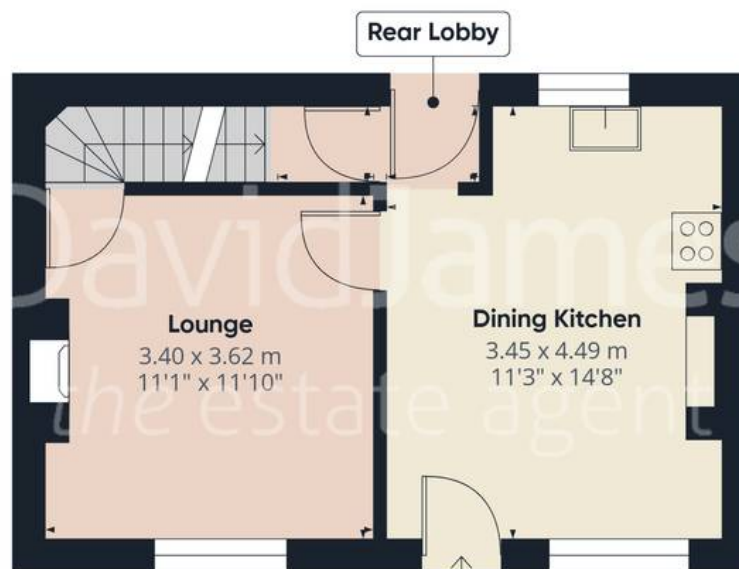




**Cellar-
Section One**
1.66 x 3.67 m
5'5" x 12'0"

**Cellar-
Section Two**
1.70 x 3.65 m
5'6" x 11'11"

Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

70.8 m²

762 ft²

(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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