

42 Marshall Street, Nottingham - NG5 4AF

Guide Price £170,000

DavidJames
the estate agent







42 Marshall Street

Nottingham

NO CHAIN! Well-presented end townhouse located just a short walk from Sherwood's amenities! 2 beds, lounge, kitchen and bathroom plus a tiered rear garden and a garage for convenient parking/storage!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

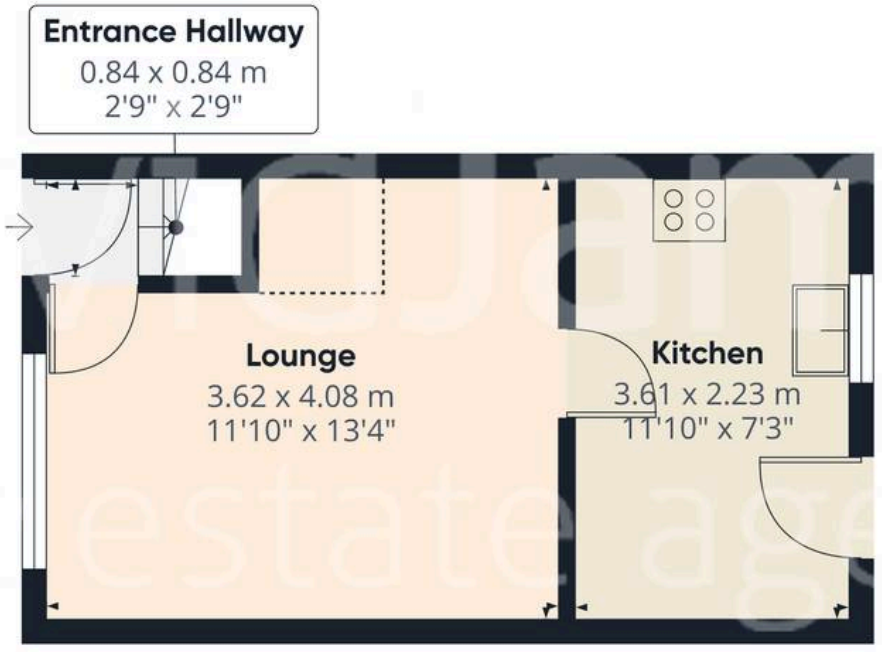
- Well-presented end townhouse
- Offered to the market with no upward chain
- A short walk from Sherwood's vibrant nearby amenities and frequent transport links to the city
- Ideal for first-time buyers, professionals and investors
- Spacious lounge with wood-effect flooring
- Modern fitted kitchen with space for freestanding appliances
- Two first floor bedrooms
- Three-piece bathroom with a mains over-bath shower
- Southerly-facing tiered garden with lawn and patio area
- Garage to the rear for convenient off-street parking/storage



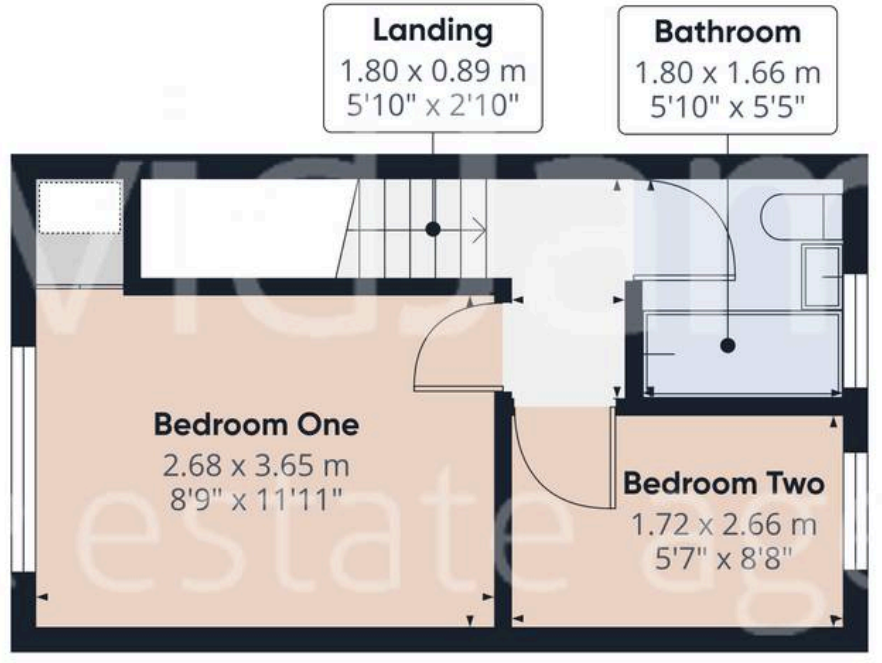








Floor 0



Floor 1



Approximate total area(1)

42.5 m²

456 ft²

Reduced headroom

0.9 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.

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