



## 7 Swallow Close, Nottingham - NG6 0NF

Guide Price £180,000



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Nottingham, Nottingham

GUIDE PRICE £180,000 - £190,000 Neutrally decorated 2-bed semi-detached in quiet cul-de-sac available with no upward chain. Well-proportioned lounge, practical kitchen, enclosed rear garden, off-road & secure parking. Close to amenities and transport links.

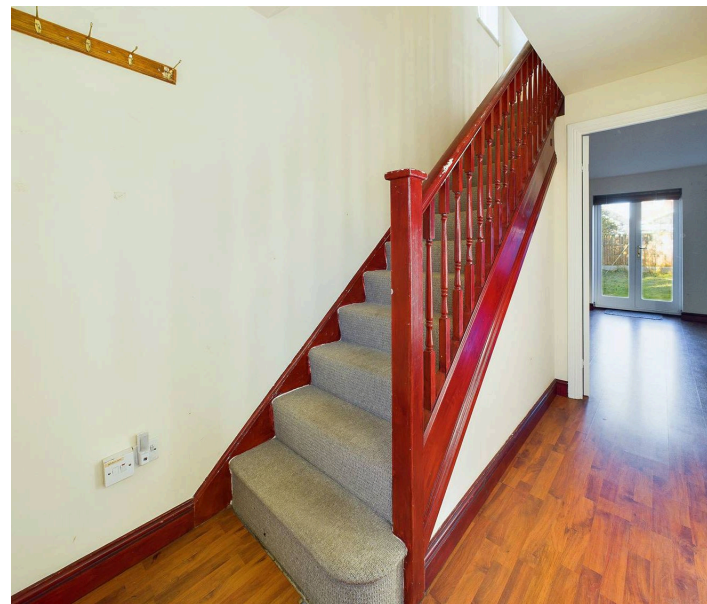
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

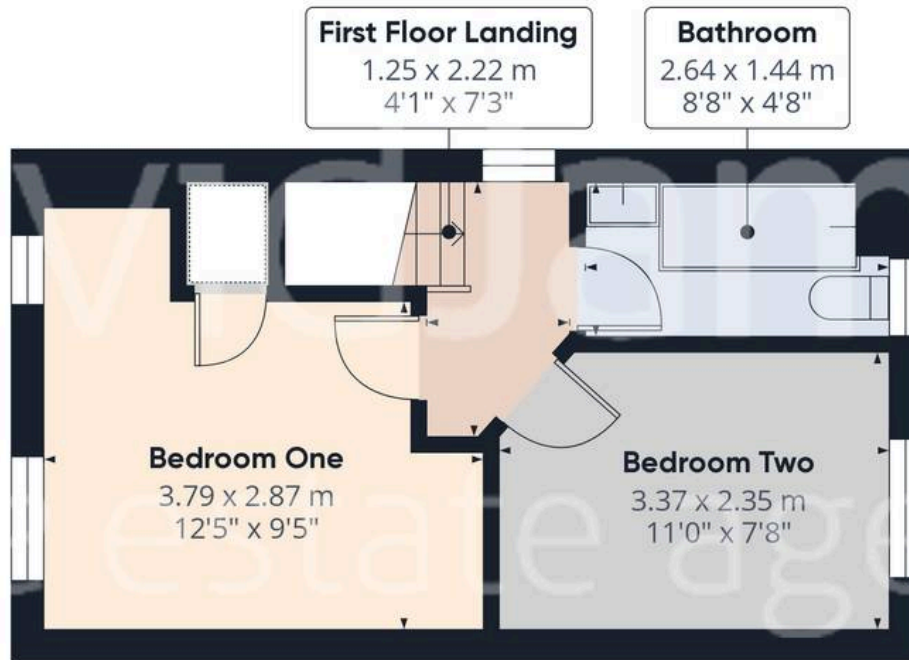
- Semi-detached property in a cul-de-sac location
- Ideal first-time buy or investment purchase
- Close to a wide range of local amenities, schools, buses and NET tram network
- Available with no upward chain
- Well-proportioned lounge with walnut effect flooring and French doors
- Compact kitchen with integrated gas hob and oven, space for freestanding appliances and marble effect worktops
- Two neutrally decorated double bedrooms
- UPVC double glazing, gas combi boiler central heating and working alarm
- Enclosed rear garden with patio area, lawn and shed for storage
- Private driveway with lock-up gates provide off-street parking







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

53.16 m<sup>2</sup>

572.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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