



9 Limmen Gardens, Nottingham – NG3 2QA

Guide Price **£180,000**

DavidJames
the estate agent



9 Limmen Gardens

Nottingham, Nottingham

Mid-terrace family home with no chain, ideal for first-time buyers or investors and conveniently positioned near Nottingham City Centre! Lounge, dining kitchen, 3 beds and bathroom plus a gated drive.

Council Tax band: A

Tenure: Freehold

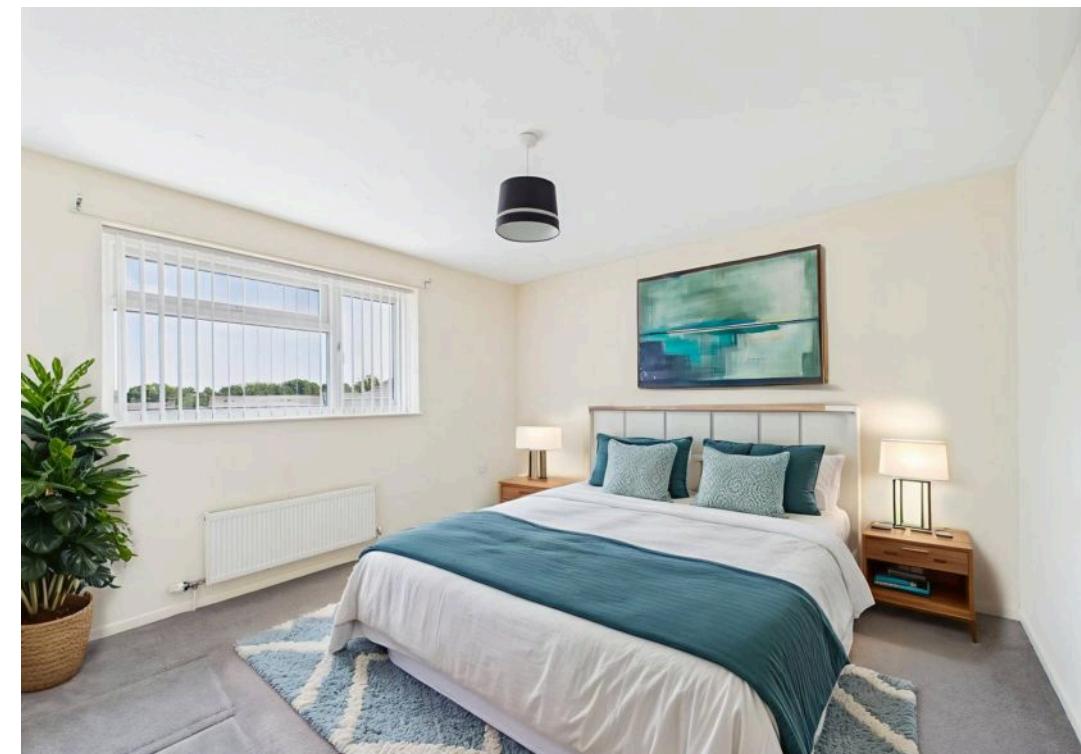
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-terrace house
- Offered to the market with no upward chain
- An ideal first-time buy or investment purchase
- A short commute to the nearby Nottingham City Centre with frequent bus services nearby
- Entrance hall with useful storage and a cloakroom/WC
- Good-sized and bright lounge
- Dining kitchen with integrated cooking appliances
- Three first floor bedrooms
- First floor family bathroom with a three-piece suite
- Low-maintenance and enclosed rear courtyard-style garden









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Approximate total area⁽¹⁾

79 m²
851 ft²

Reduced headroom

1.1 m²
12 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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