



## 9 Limmen Gardens, Nottingham – NG3 2QA

Guide Price £180,000





## 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

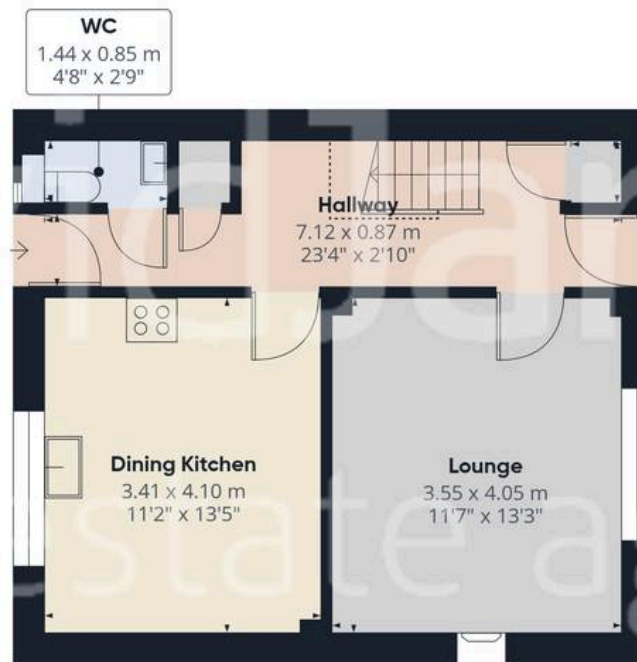












Floor 0



Floor 1



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

79 m<sup>2</sup>

851 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(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**





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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