



1 Orby Walk, Nottingham, NG3 2GT

Guide Price £130,000

DavidJames
the estate agent



1 Orby Walk

Nottingham, Nottingham

End-terrace house close to Nottingham City Centre with no upward chain and requiring modernisation. Lounge and dining/kitchen, 3 bedrooms, four-piece bathroom suite and low maintenance rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- End-terrace house with no upward chain
- Three bedrooms (including two double bedrooms)
- Requires modernisation, ideal for investors or first time buyers
- Lounge with feature wall and fireplace
- Dining kitchen with a range of base and wall units
- Entrance hallway with downstairs wc
- Four-piece bathroom suite with separate shower
- Partial gas central heating
- Low maintenance westerly-facing rear garden
- Close to Nottingham City Centre with frequent bus services







Floor 0



Floor 1

Approximate total area⁽¹⁾

78.5 m²

846 ft²

Reduced headroom

1.3 m²

14 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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