



**36 Latham Street, Nottingham – NG6 8HQ**

Guide Price **£120,000**

**DavidJames**  
the estate agent





## 36 Latham Street

Nottingham, Nottingham

GUIDE PRICE £120,000 – £130,000 Mid-terrace house offered with no chain – close to Bulwell's amenities, supermarkets and buses! Spacious lounge, fitted kitchen, downstairs bathroom and 2 double beds with a southerly-facing garden. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mid-terrace house
- Offered to the market with no upward chain
- Located close to Bulwell's amenities, supermarkets and public transport
- Ideal for first-time buyers or investors
- Bright and spacious lounge
- Fitted kitchen with a useful under-stairs storage cupboard
- Two light and airy double bedrooms
- Downstairs three-piece bathroom suite
- Useful side lobby with space for freestanding appliances
- Southerly-facing rear garden with lots of potential

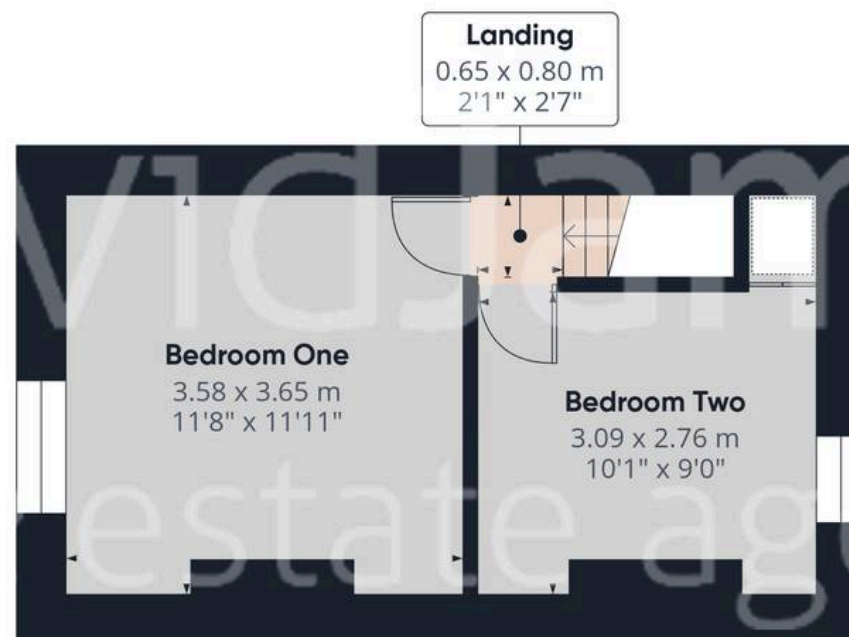








Floor 0



Floor 1

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

50.6 m<sup>2</sup>

545 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.