



21 Haddon Street, Nottingham – NG5 2HN

Guide Price £200,000

DavidJames  
the estate agent





## 21 Haddon Street

Nottingham, Nottingham

Semi-detached house with no onward chain, close to local shops and Sherwood's vibrant amenities and bus links. Good-sized dining/kitchen, versatile office, two double beds and west-facing rear garden.

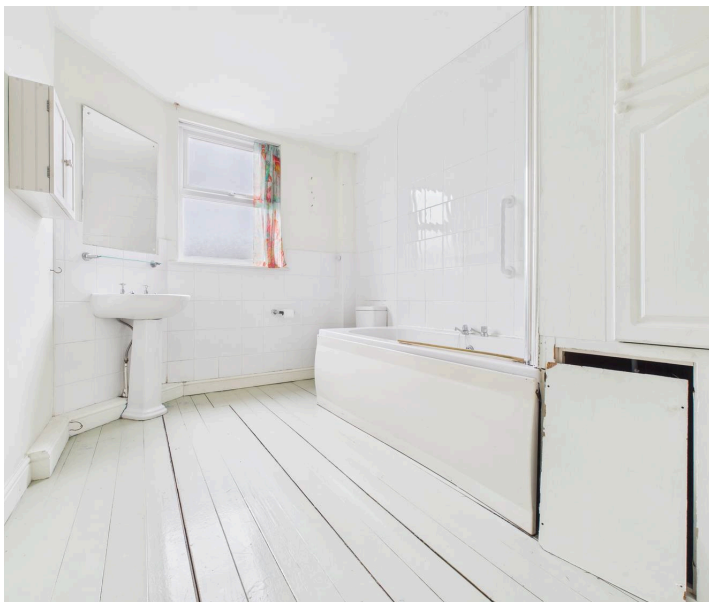
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi-detached house offered with no onward chain
- Excellent location within walking distance of shops, Sherwood's vibrant amenities and frequent bus services
- Bright and airy lounge with feature fireplace surround, hearth and bay window
- Dining/kitchen with good-sized dining area with feature fireplace surround and hearth
- Well-equipped kitchen with base, wall units and space for freestanding appliances
- Versatile office space with wood-effect flooring
- Two spacious double bedrooms (main bedroom with wood-effect flooring)
- Good-sized three-piece bathroom suite with mains shower over the bath
- Gas central heating with a combination boiler
- West-facing rear garden with lawn and patio seating area













Floor 0



Floor 1

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

81.9 m<sup>2</sup>

882 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

9 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.

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## David James Estate Agents

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