



**18 Hablethorpe Street, Nottingham – NG8 3DN**

Guide Price **£200,000**

**DavidJames**  
the estate agent





## 18 Hablethorpe Street

Nottingham, Nottingham

Modern & versatile 3-storey townhouse with 1/2 bedrooms, ground floor lounge/bedroom option, tiled entrance hall and shower room/WC, 1st floor dining kitchen/reception, top floor principal bedroom with en-suite, gas central heating, UPVC double glazing, allocated parking with EV charging.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

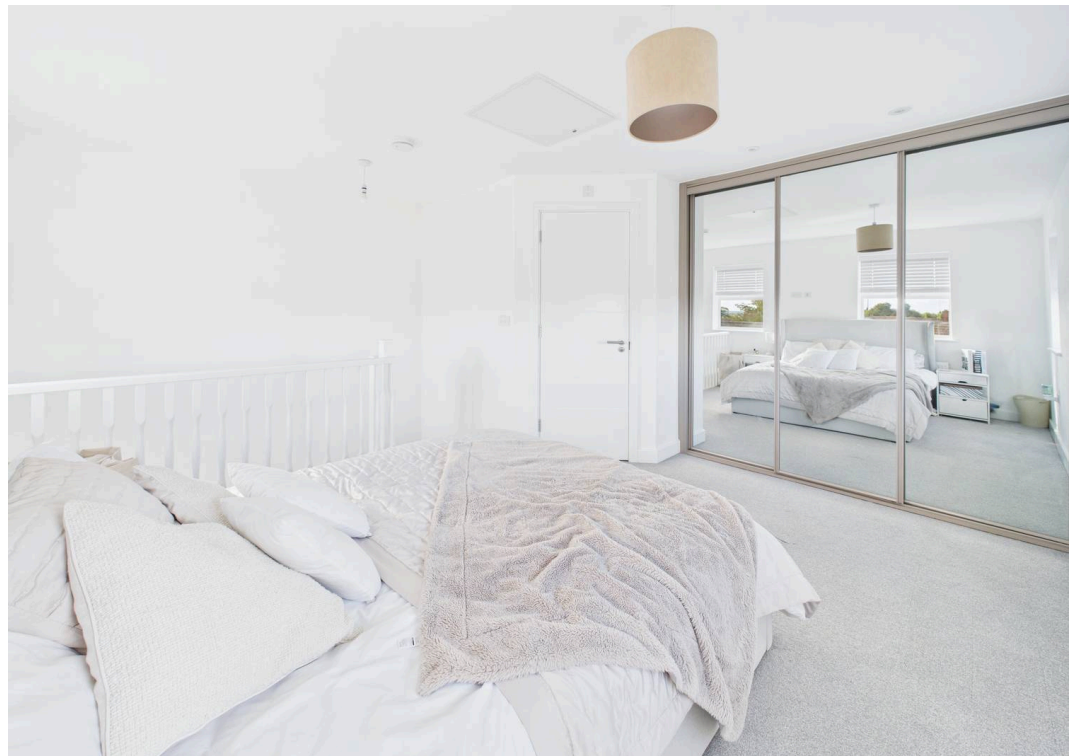
- Modern and versatile three storey end townhouse
- Two bedrooms (ground floor bedroom two currently being used as a lounge)
- Entrance hall with tiled flooring and storage cupboard
- Ground floor shower room/Wc with white suite, tiled floor and mains-fed shower
- First floor dining kitchen/reception space, kitchen with integrated oven, hob extractor, fridge and freezer
- Second floor principal bedroom/Wc with built-in sliding, mirrored doors and en-suite bathroom/Wc with mains-fed shower
- Gas central heating, UPVC double glazing
- Allocated parking space with EV charging point
- Situated away from the road in an end of terraced plot with surrounding communal gardens







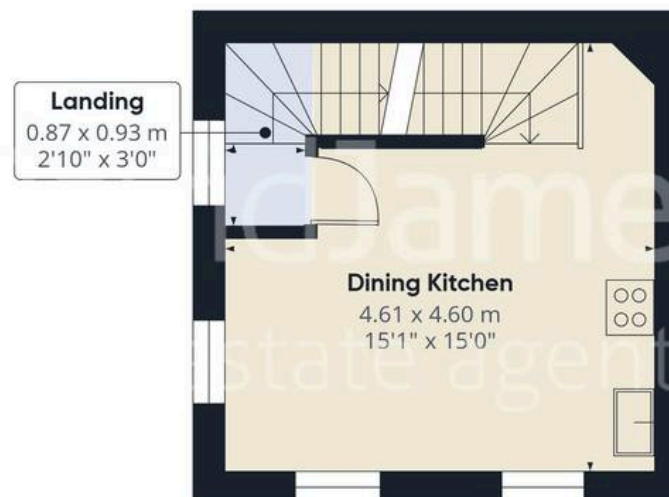








Floor 0



Floor 1



Floor 2

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

55.6 m<sup>2</sup>

598 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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