



**DavidJames**  
the estate agent

**Nottingham Road, Nottingham, NG7 7BA**

**Asking Price £200,000**

# About This Property

**NO CHAIN!** Perfect for investors or those looking for a family home.

This period, three storey end terraced house is brought to the market with no upward chain. The property has four double bedrooms set over the first and second floors and benefits from an entrance porch and hallway, a lounge, separate dining room and dining kitchen with breakfast bar to ground floor. There is a fully tiled first floor bathroom with electric shower and separate WC to the first floor whilst outside is an enclosed lawned garden. The property will be popular with a number of markets given the size of the accommodation on offer and sits close to frequent bus routes.



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- Three storey, period style end terraced house
- Four double bedrooms set over the first and second floors
- Entrance porch and hallway
- Lounge, dining room with fireplace
- Dining kitchen with tiled floor and breakfast bar
- First floor fully tiled bathroom with white suite and electric shower, separate WC with washbasin
- Gas central heating, UPVC double glazing
- Lawned rear garden enclosed by bricks wall and timber fencing
- Close to bus routes
- Sold with no upward chain



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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
115.16 m<sup>2</sup>  
1239.58 ft<sup>2</sup>

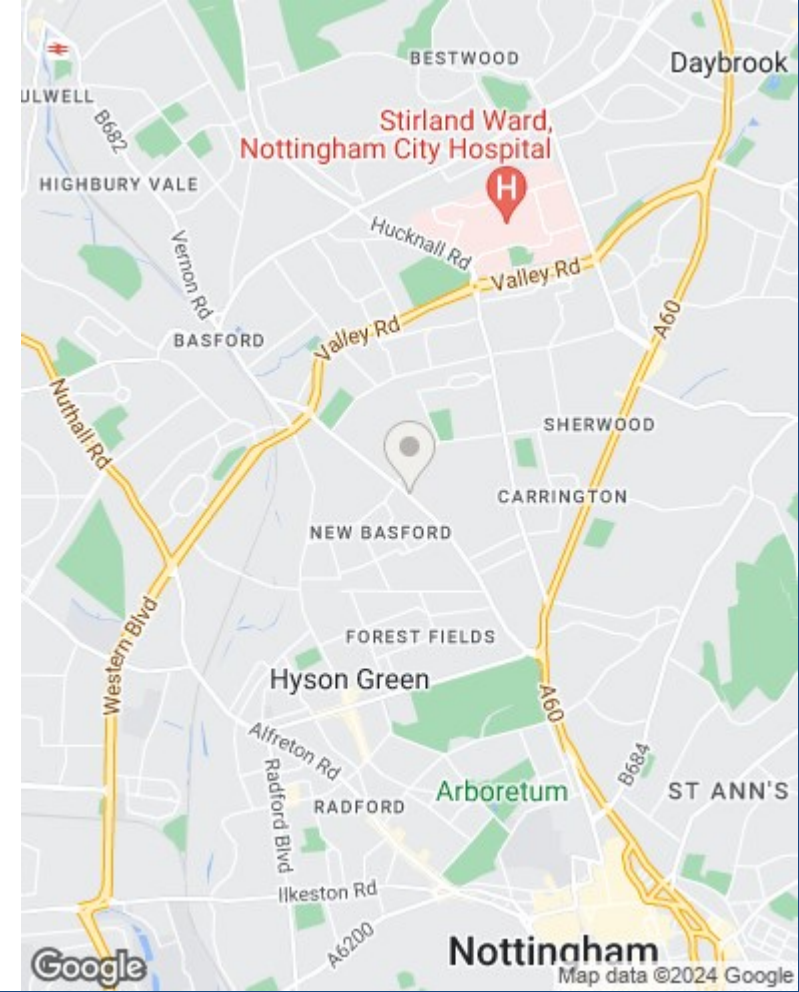
Reduced headroom  
1.23 m<sup>2</sup>  
13.27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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