



3



1



1



C

**DavidJames**  
the estate agent

**Percy Street, Old Basford, Nottingham, NG6 0GF**

**Guide Price £200,000**



# About This Property

GUIDE PRICE £200,000-£210,000 We are pleased to bring to the market this detached house which offers plenty of potential for those looking to create their ideal family home! Situated in a convenient location, this property is just steps away from bus services leading directly to the City Centre and close to the Ring Road, ensuring excellent connectivity throughout Nottingham.

The home features an entrance porch leading to a good-sized lounge and in turn the kitchen which comes equipped with an integrated oven and hob, alongside space for additional freestanding appliances.

Upstairs, there are three bedrooms, each with the convenience of in-built wardrobes/storage. A bathroom with a three-piece suite completes the internal layout.

Additional benefits include gas central heating with radiators throughout and double glazing.

Outside, the low-maintenance south-westerly facing garden includes a lawn and a spacious patio area with plenty of space for garden furniture. The double driveway at the front provides off-street parking and leads to a useful garage, equipped with power and lighting.

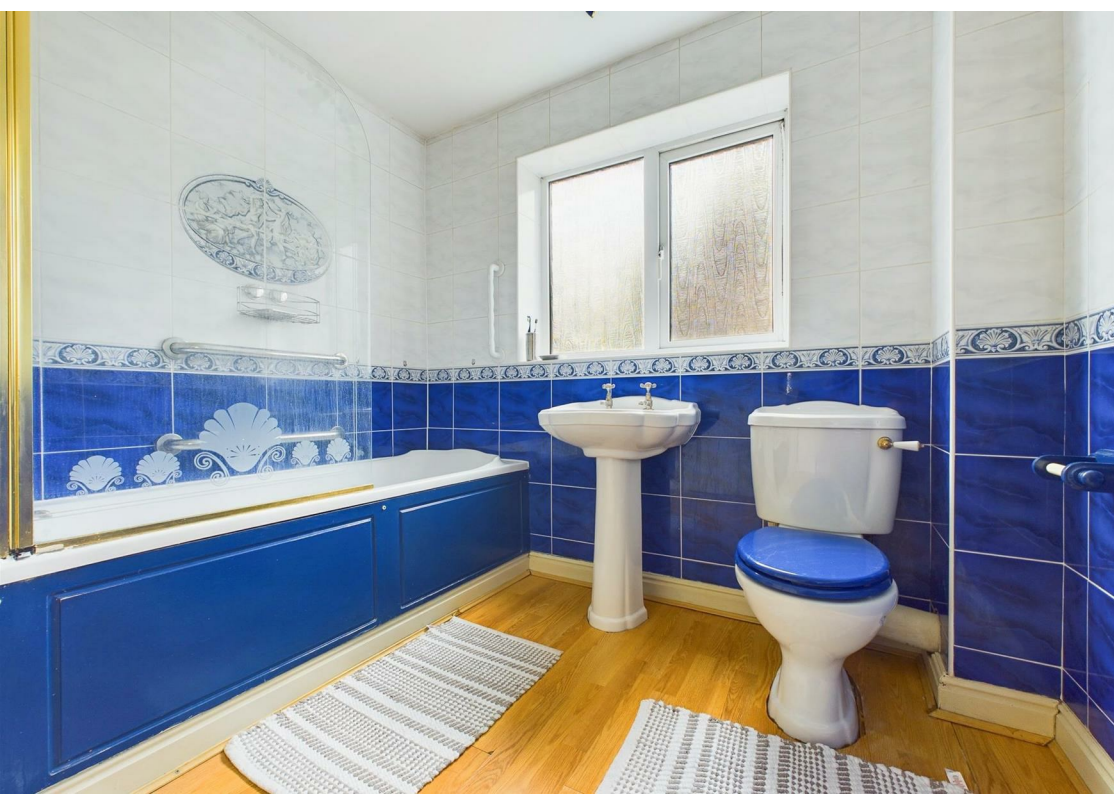
Offered to the market with no upward chain, this property awaits a new owner ready to bring their vision to life!



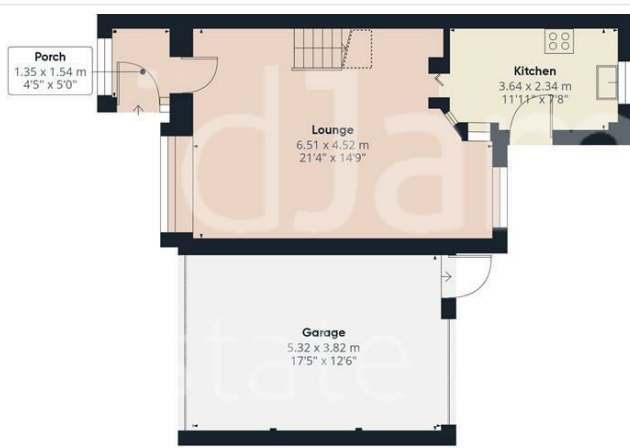
- Detached house
- No upward chain
- Ideal for those looking to put their own stamp on their next home
- Conveniently positioned for the Ring Road and bus services to the City Centre
- Spacious lounge
- Fitted kitchen with integrated cooking appliances
- Three bedrooms
- Bathroom with three-piece suite
- Low-maintenance south-westerly facing lawned garden with patio area
- Double driveway and garage provide off-street parking











Floor 0



Floor 1



**Approximate total area\***

91.17 m<sup>2</sup>  
981.33 ft<sup>2</sup>

**Reduced headroom**

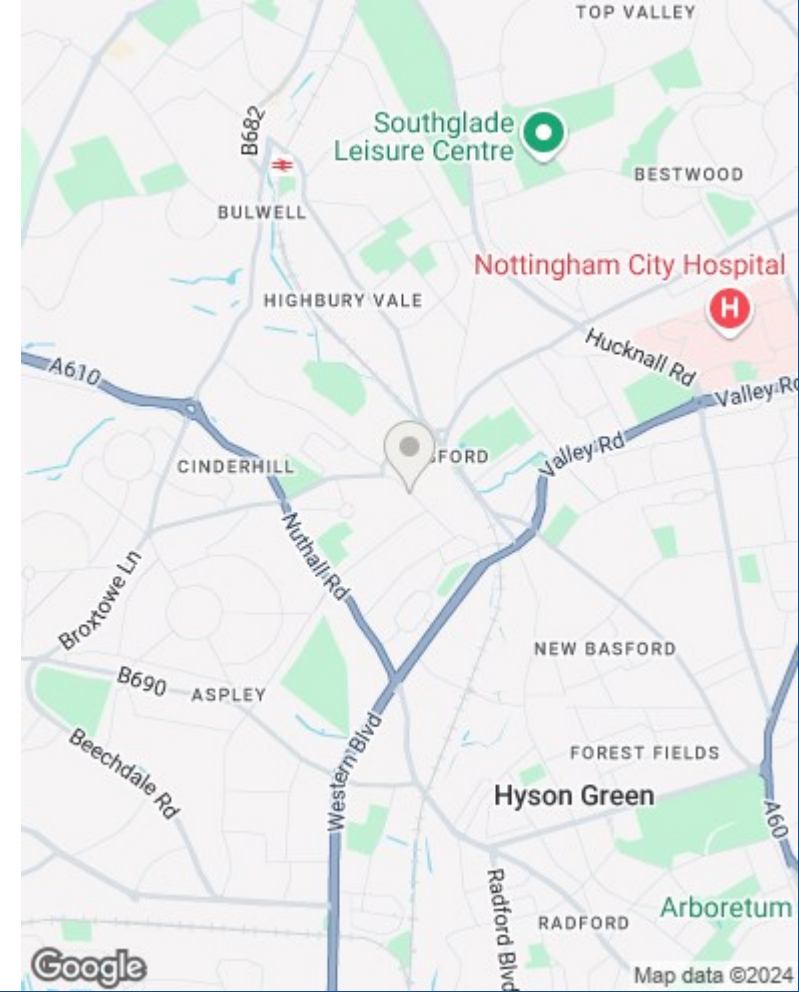
1.3 m<sup>2</sup>  
13.99 ft<sup>2</sup>

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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

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

**DavidJames**  
the estate agent

David James Estate Agents  
100 Front Street, Nottingham, NG5 7EJ  
t: 0115 955 5550 e: arnold@david-james.com

