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**DavidJames**  
the estate agent

**Brushfield Street, Nottingham, NG7 5LL**

**Guide Price £110,000**

# About This Property

**GUIDE PRICE £110,000-£120,000** Offered to the market with no upward chain and with lots of potential, this mid-terrace house presents an excellent opportunity for buyers looking for easy access to the nearby Nottingham City Centre and frequent transport links!

Upon entering, you are greeted by an hallway leading to a versatile sitting room, which has the potential to be opened up to create a larger space if required by removing the partition wall. The main living room is then located at the rear of the property and provides access to a useful cellar.

The fitted kitchen features a range of units and ample space for freestanding appliances, along with a recently serviced Baxi boiler. The ground floor also houses a bathroom complete with a three-piece suite.

Upstairs, there are two generously sized double bedrooms, both with plenty of space for freestanding bedroom furniture.

The southerly-facing rear yard is designed for low maintenance whilst to the front, on-street parking is available to residents subject to permit.



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- Mid-terrace house
- Offered to the market with no upward chain
- A short commute to Nottingham City Centre
- Lots of potential and scope for personalisation
- Good-sized lounge
- Separate versatile sitting room
- Kitchen with space for freestanding appliances
- Ground floor bathroom with a three-piece suite
- Two first floor double bedrooms
- Southerly-facing low maintenance rear yard

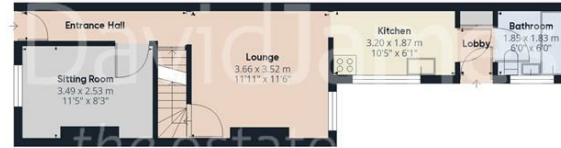


DavidJames





Floor -1



Floor 0



Floor 1

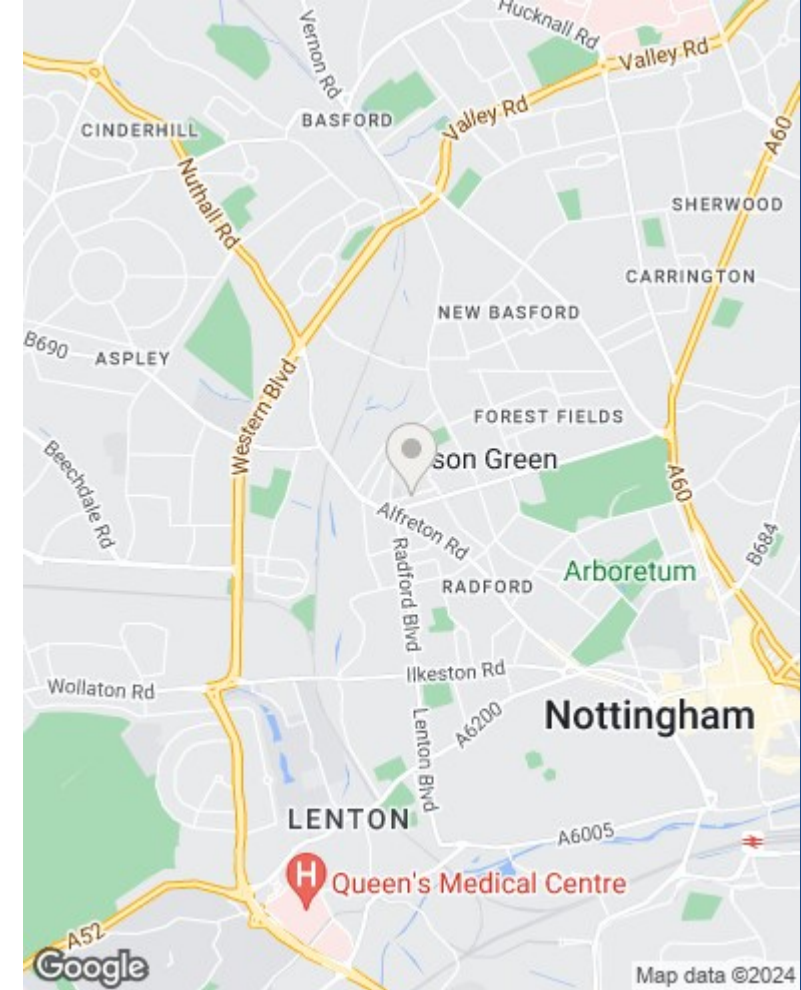


Approximate total area\*  
79.78 m<sup>2</sup>  
858.78 ft<sup>2</sup>

(\*) Excluding balconies and terraces

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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Map data ©2024

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

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