



**DavidJames**  
the estate agent

**Japonica Drive, Cinderhill, Nottingham, NG6 8PU**

**Guide Price £175,000**

# About This Property

GUIDE PRICE £175,000 - £180,000. We are pleased to present this superb mid-terrace house which offers an ideal opportunity for first-time buyers looking to step onto the property ladder. The current owner has undertaken significant improvements with further ongoing projects which combine to provide a perfect canvas for the new owner to decorate and personalise.

Conveniently located with the Cinderhill Tram Stop on your doorstep, this home offers excellent connectivity and an effortless commute to Nottingham City Centre.

Upon entering, you are greeted by an initial entrance hall equipped with spotlights, a replaced consumer unit and the panel for the burglar alarm system. The good-sized lounge features modern USB power sockets, catering to contemporary living needs.

The dining kitchen features a range of fitted units plus an integrated oven with an induction Neff hob and space for both a freestanding washing machine and fridge/freezer. This room is enhanced by USB power sockets, spotlights and French doors that fill the space with natural light.

Upstairs, you will find two well-proportioned bedrooms complemented by a modern bathroom. The bathroom has been refitted with a three-piece suite and includes a twin-head rainfall-style shower.

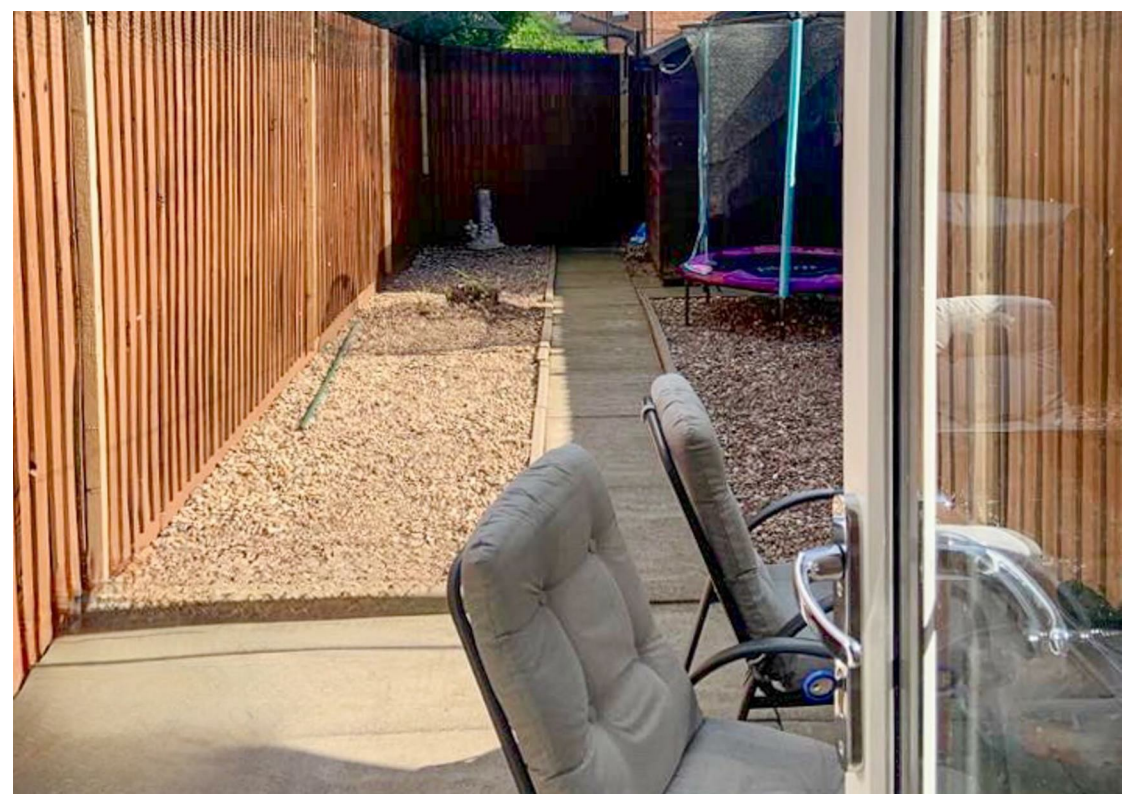
Additional benefits of this property include recently replaced flooring throughout (excluding bedroom two), new wired smoke alarms and a boarded loft space with a new hatch, drop-down ladder and lighting, offering handy storage.

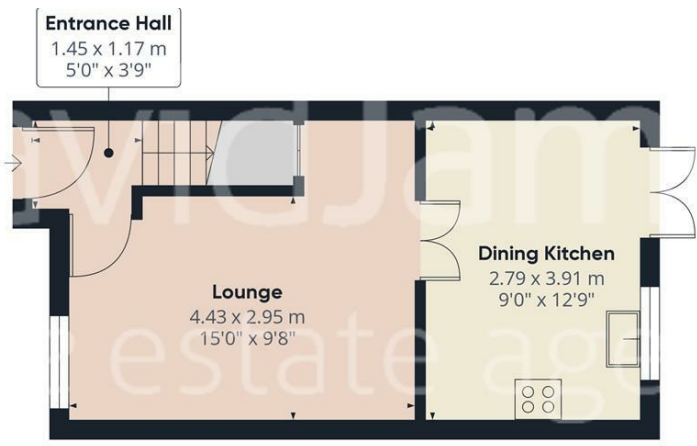
The southerly-facing rear garden has been designed with low maintenance in mind and features an initial patio seating area with space for garden furniture, an outside tap and a timber shed for storage. Allocated parking to the left of the property adds to the convenience of this home.



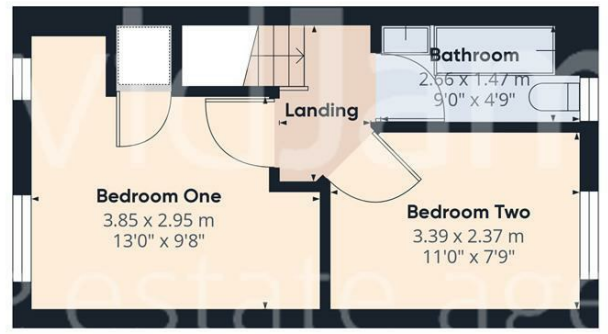
- Mid-terrace house
- Ideal for a first-time buyer
- Cinderhill Tram Stop on the doorstep for a simple commute
- Has benefitted from a wealth of improvements by the current owner
- Good-sized lounge
- Dining kitchen with French doors to the garden
- Two first floor bedrooms
- Bathroom fitted with a three-piece modern suite and a rainfall-style shower
- Southerly-facing low maintenance enclosed rear garden
- Allocated off-street parking to the side







Floor 0



Floor 1

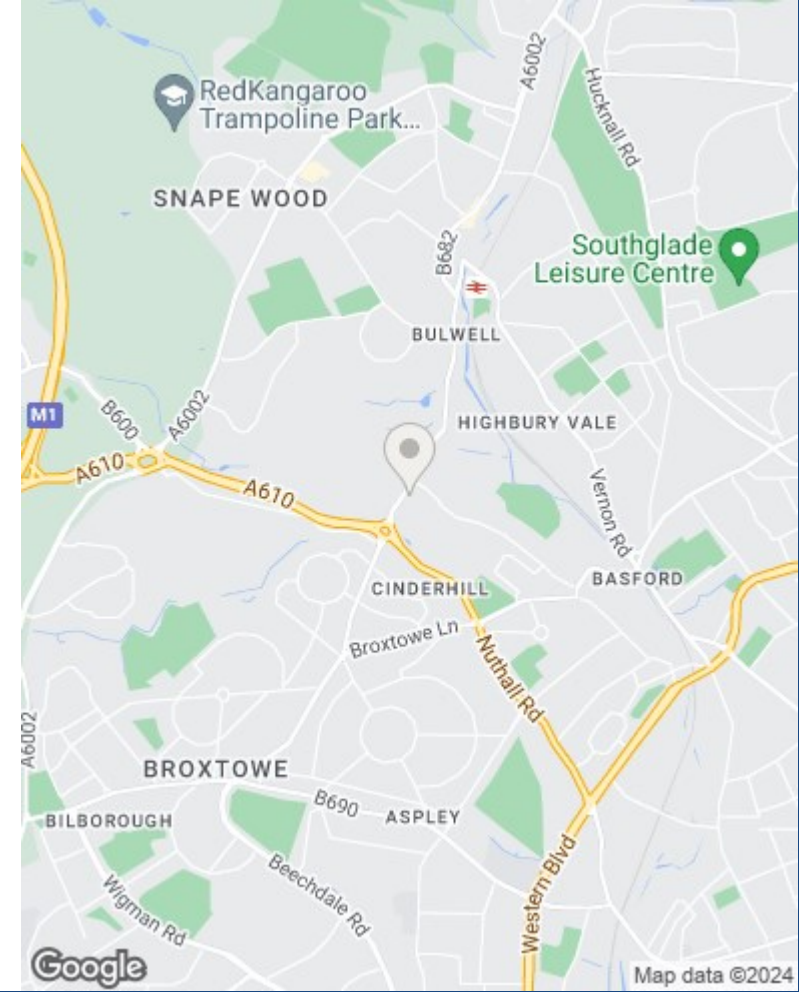


Approximate total area\*\*  
54.3 m<sup>2</sup>  
584.48 ft<sup>2</sup>

(\*) 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.

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**



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

