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DavidJames
the estate agent

Sandon Street, New Basford, Nottingham, NG7 7AL

Guide Price £240,000

About This Property

GUIDE PRICE £240,000 - £250,000 Packed full of original features and well-presented throughout, this period semi-detached property is now available to purchase and sits just a short commute from Nottingham City Centre!

The entrance hall sets the tone with high ceilings and period detail with access then to both the lounge and dining room.

The lounge is a welcoming and calming space with a focal-point working fireplace set against polished hardwood floors and a large bay window letting in lots of natural light.

Moving further down the hallway is a spacious dining room perfect for family meals or entertaining guests, with the benefit of floor-to-ceiling wooden French doors that lead directly onto a courtyard-style garden.

Off the dining room is a galley kitchen with black floor tiles, cream-coloured lower cabinets and wall-mounted units, complemented by timber worktops. A large window overlooks the rear garden whilst the kitchen flows seamlessly into the utility room providing additional space for appliances and a separate doorway onto the garden.

Moving to the first floor there are two good-sized bedrooms, the largest of which is an impressive size with great ceiling height and large windows allowing ample natural light to flood the room. Thoughtful details such as a delicate ceiling light fixture and minimalist decor complete the look.

The bathroom is well-presented with a four-piece white suite that contrasts well against dark hardwood flooring and includes a walk-in shower with a rainfall-style showerhead.

Onto the third floor is another generous-sized bedroom featuring a unique blend of exposed brick and painted walls that fill the roof space, perfect for a guest room, home office or creative studio.

The inviting rear garden features mature plants with a further area to the side of the property for additional seating. A gated driveway with a drop-kerb provides the convenience of off-street parking.



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- Period semi-detached house
- Well-presented with character features throughout
- Spacious lounge with a bay window
- Dining room with French doors to courtyard garden
- Galley kitchen and a separate utility area
- Three double bedrooms
- Well-presented period style bathroom with four-piece suite
- Mature courtyard garden with seating area
- Gated driveway provides off-street parking
- A short commute from Nottingham City Centre



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Floor 0



Floor 1



Floor 2



Approximate total area*
 123.3 m²
 1327.19 ft²

Reduced headroom
 4.3 m²
 46.28 ft²

(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: B
Nottingham City Council
Freehold

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

