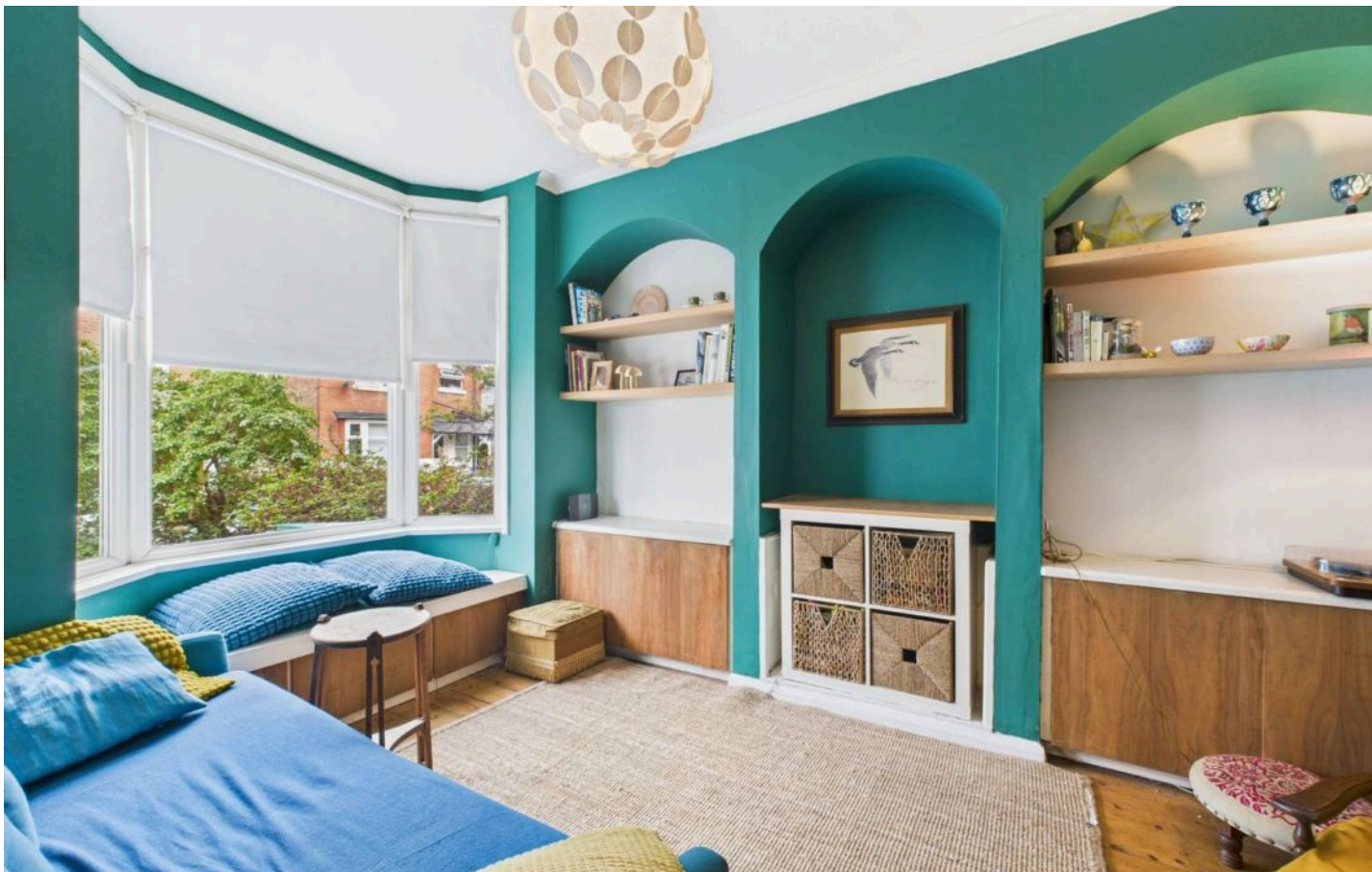




7 Burnham Street, Nottingham – NG5 2FD

Guide Price £270,000

DavidJames
the estate agent



7 Burnham Street

Nottingham, Nottingham

Well-presented 3 double bed family home with 2 reception rooms, kitchen and a stylish bathroom alongside a generous SW-facing garden. Ideally positioned for Sherwood's schools, amenities and buses!

Council Tax band: B

Tenure: Freehold

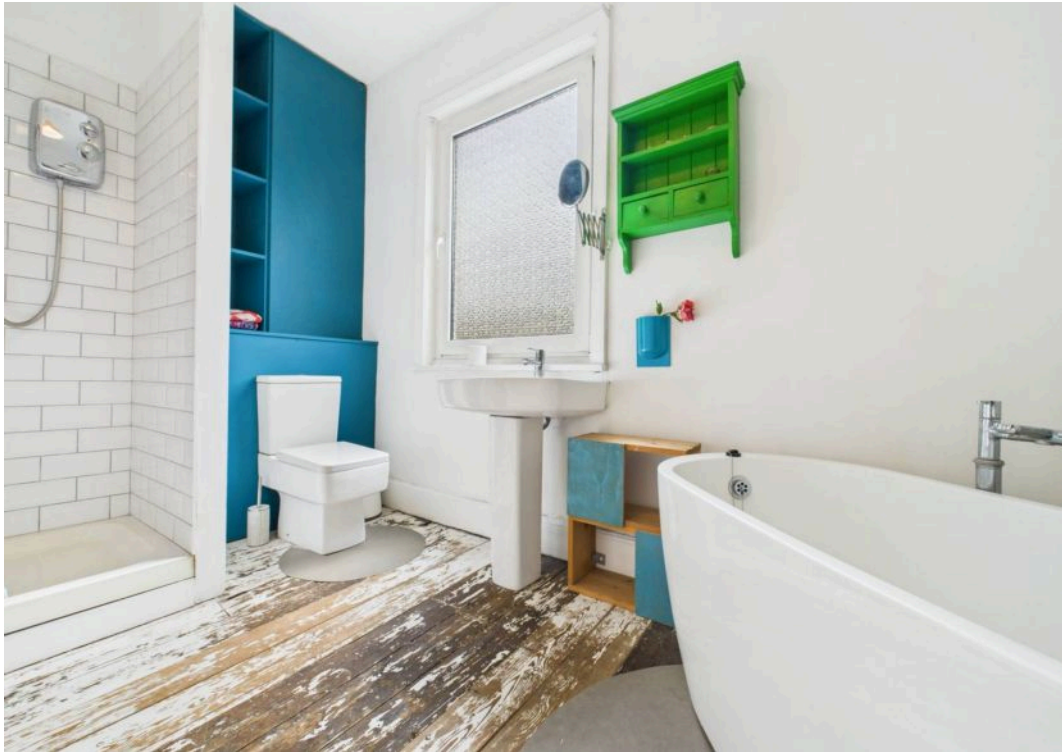
EPC Energy Efficiency Rating: D

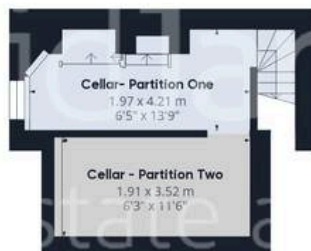
EPC Environmental Impact Rating: D

- Well-presented mid-terrace family home set across three storeys
- A short walk to Sherwood's vibrant shops, restaurants and bars
- Sought-after schools nearby
- Close to frequent bus services serving Nottingham City Centre and the surrounding areas
- Two large reception rooms (including a spacious lounge with large bay window and a separate dining room)
- Galley-style kitchen with timber worktops and French doors
- Three double bedrooms (one first floor and two top floor)
- Stylish four-piece family bathroom with a shower enclosure and feature freestanding bath
- Useful cellar providing handy storage space
- Generous south-westerly facing rear garden with lawn and patio seating areas
- Spacious and stylish family bathroom with contemporary freestanding modern bath and









Floor -1



Floor 0

Approximate total area⁽¹⁾

114.85 m²

1236.23 ft²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.