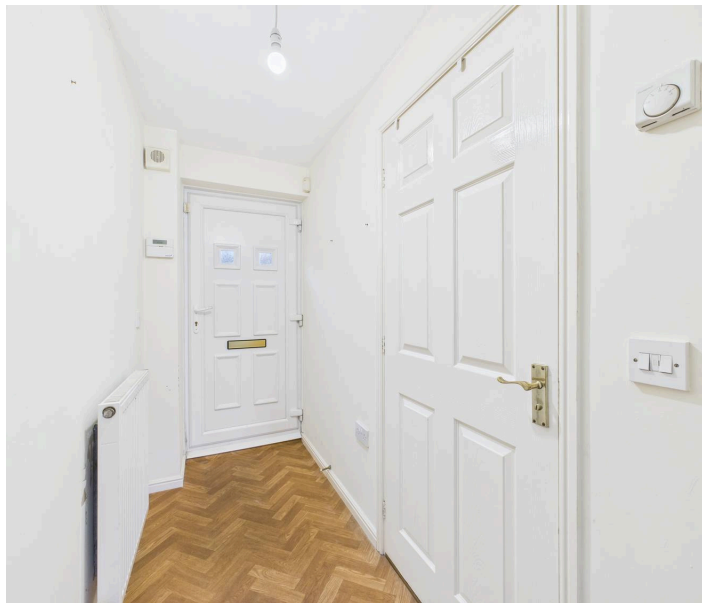




16 Blackburn Way, Nottingham – NG5 5UZ

Guide Price **£180,000**

DavidJames
the estate agent



16 Blackburn Way

Nottingham, Nottingham

GUIDE PRICE £180,000-£200,000 Modern two bed home, great as a first-time buy with no chain. Lounge, kitchen, bathroom, en-suite & parking with good transport links & close to Nottingham City Hospital!

Council Tax band: B

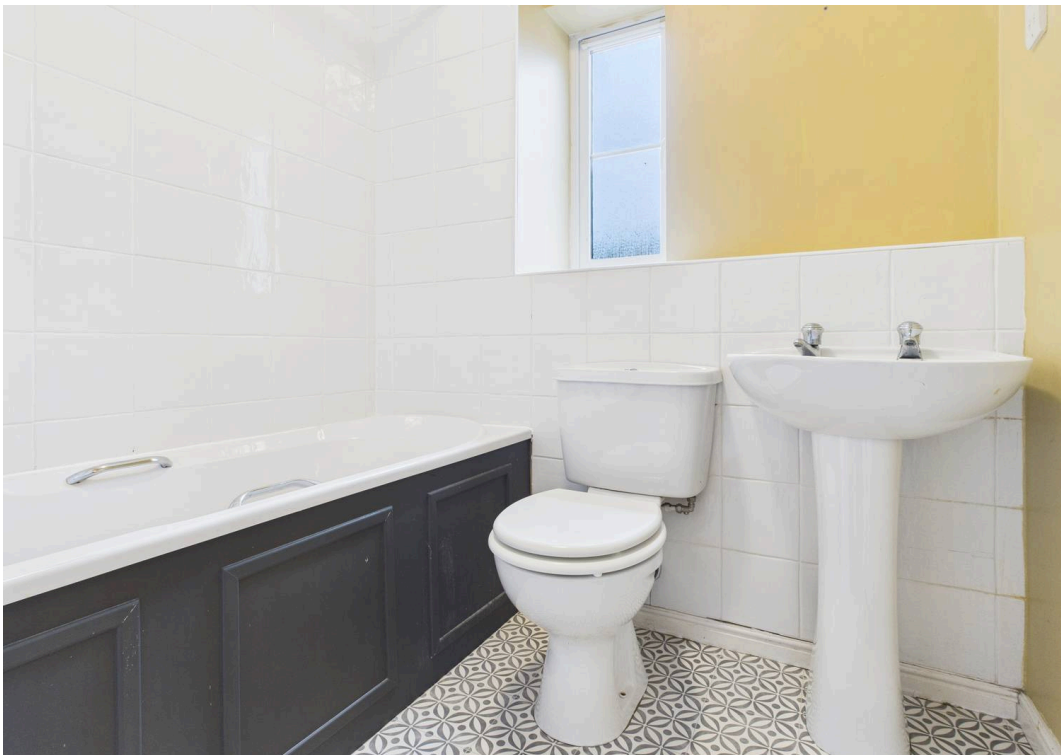
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

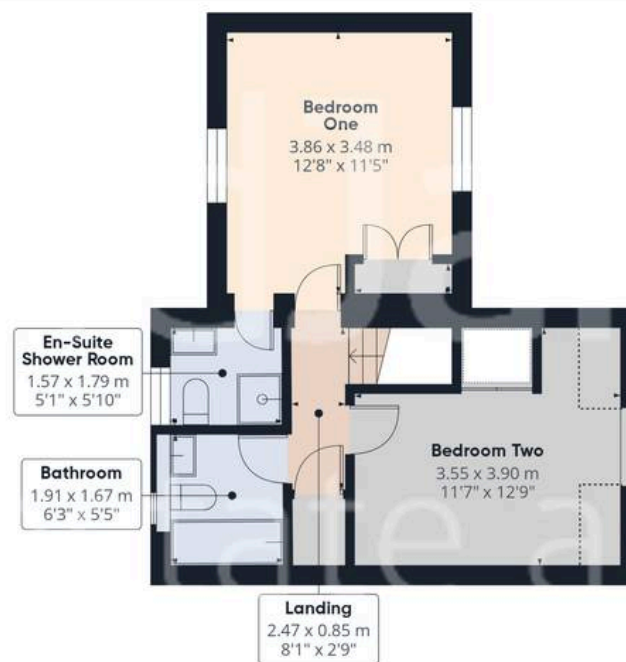
- Well-presented modern terraced house with no upward chain
- Within easy reach of frequent bus services and Nottingham City Hospital
- An ideal first-time buy or investment purchase
- Initial entrance hall with a cloakroom/WC
- Bright and spacious lounge with feature French doors
- Fitted kitchen with integrated cooking appliances
- Two first floor double bedrooms (both with in-built wardrobe storage)
- Family bathroom and an additional en-suite shower room
- Low-maintenance enclosed rear garden
- Allocated parking space to the rear







Floor 0



Floor 1

Approximate total area⁽¹⁾

60.2 m²

649 ft²

Reduced headroom

2.4 m²

25 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.