



44 Jensen Way, Nottingham – NG5 1QP

Guide Price **£240,000**

DavidJames
the estate agent



44 Jensen Way

Nottingham, Nottingham

NO CHAIN! Modern 3-storey townhouse overlooking a wonderful communal green and ideally positioned for Sherwood's nearby amenities as well as access to the City! Versatile layout, 3 beds and a garage.

Council Tax band: C

Tenure: Freehold

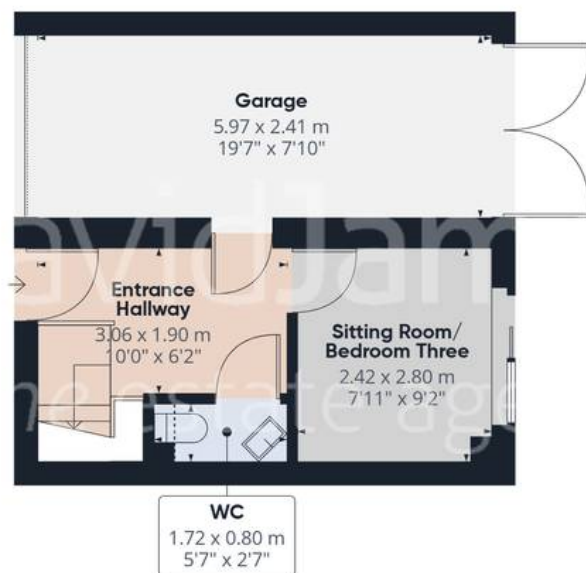
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

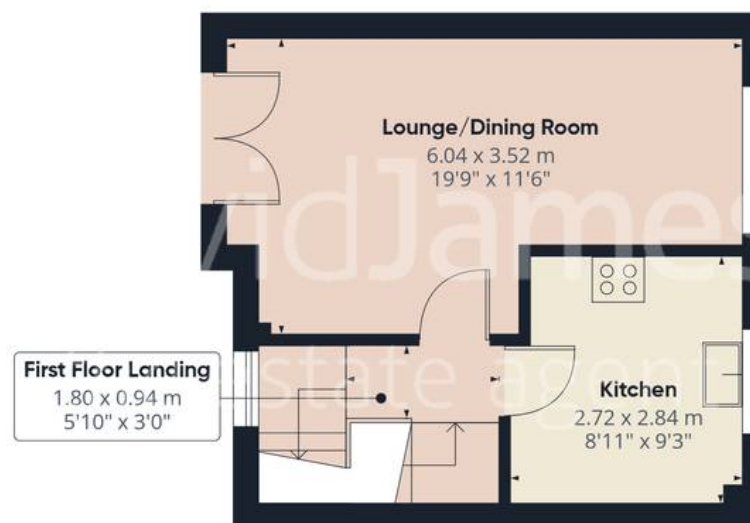
- Modern three-storey townhouse
- Offered to the market with no upward chain
- Popular Carrington location close to Sherwood's vibrant nearby amenities, schools and City-bound bus services
- Versatile ground floor sitting room/office/bedroom three
- Lounge/dining room with a feature Juliet balcony and French doors
- Modern fitted kitchen with integrated cooking appliances
- Main family bathroom plus a main bedroom en-suite shower room
- Three bedrooms (two second floor and one ground floor)
- Low-maintenance and enclosed rear garden with decked seating space
- Integral garage providing off-street parking or convenient storage







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

85 m²

915 ft²

Reduced headroom

0.1 m²

1 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



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