



46 Ventnor Rise, Nottingham – NG5 1HS

Guide Price £210,000 – £220,000

DavidJames
the estate agent



46 Ventnor Rise

Nottingham, Nottingham

GUIDE PRICE £210,000-£220,000 Beautifully presented 2-bed end terrace house with contemporary kitchen & 2 reception rooms – close to local amenities, frequent bus services & Nottingham City Hospital.

Council Tax band: A

Tenure: Freehold

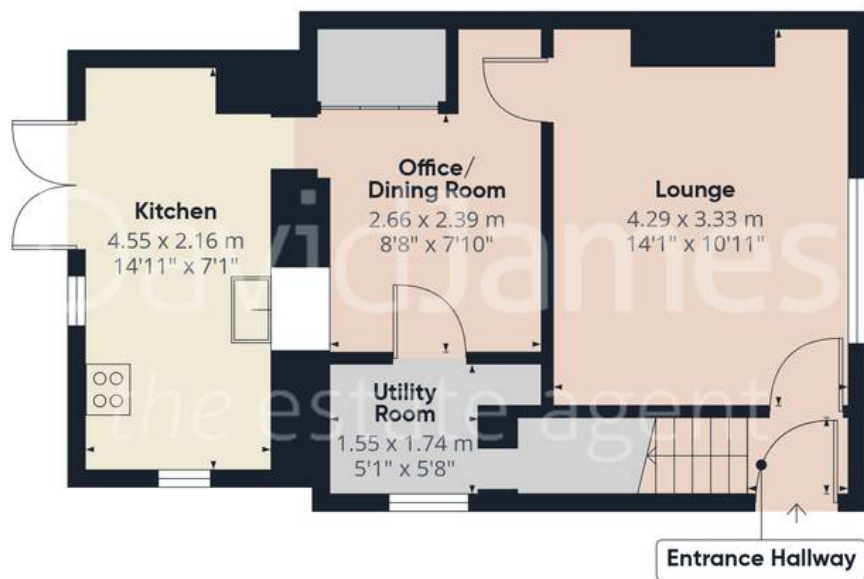
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented two-bedroom end terrace house
- Close to Nottingham City Hospital, local amenities, Nottingham City Centre and frequent bus services
- Ready to move-in condition, perfect for first time buyers or investors
- Beautifully decorated lounge with herringbone wood-effect flooring
- Stylish and contemporary kitchen with integrated appliances, French doors and separate utility room
- Versatile second reception room (with storage cupboard being used as a utility space)
- Two good-sized double bedrooms (main bedroom with fitted wardrobes)
- Stylish en-suite with dual-head rainfall shower and countertop basin with storage
- Stunning bathroom suite with feature freestanding bath and towel radiator
- Low maintenance rear garden with decked area, paving and barbecue area







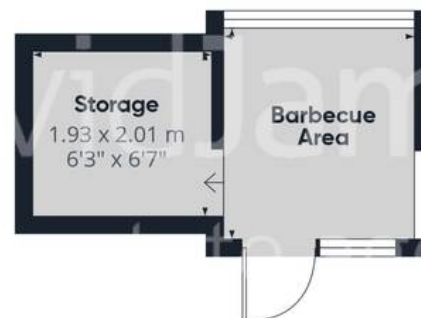
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

66.3 m²

715 ft²

(1) Excluding balconies and terraces

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

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