



## 46 Ventnor Rise, Nottingham - NG5 1HS

Guide Price £210,000



## 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
- Great location close to Nottingham City Hospital, local amenities and frequent bus services to Nottingham City Centre
- Perfect for first time buyers or investors
- Entrance hallway leading to a beautifully decorated and bright lounge with herringbone wood-effect flooring
- Stylish and contemporary kitchen with integrated appliances, French doors and separate practical utility room
- Versatile second reception room (with cleverly utilised large 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 with freestanding bath taps and towel radiator
- Low maintenance rear garden with decked



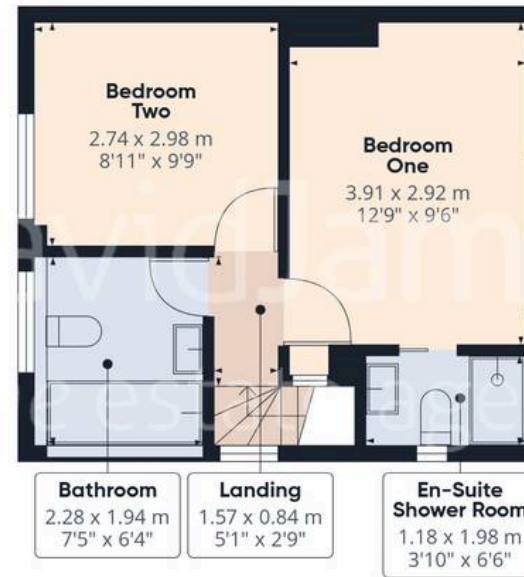
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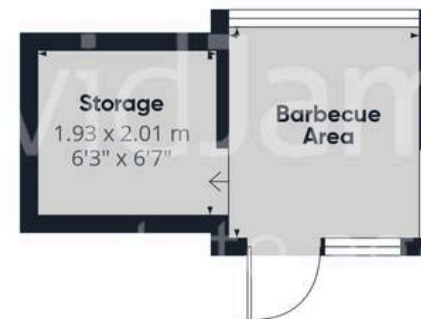
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

66.3 m<sup>2</sup>  
715 ft<sup>2</sup>

(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.

GIRAFFE360



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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