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**DavidJames**  
the estate agent

**Blue Bell Hill Road, Thorneywood, Nottingham, NG3 3DS**

**Guide Price £210,000**

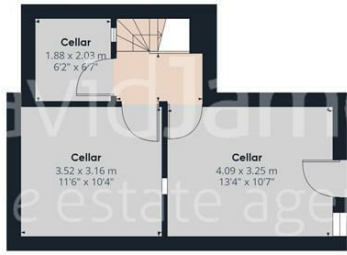
# About This Property

This period-style detached house in Thorneywood, on offer with no upward chain, presents an opportunity for those looking to infuse a property with their own style through cosmetic modernisation. It features three sizable bedrooms, each retaining the charm of original cast iron fireplaces. The entrance porch and hallway showcase the home's heritage with original panelling and flooring. The lounge is brightened by a bay window facing the front, while the dining room has a gas fire set against exposed brickwork and windows that frame views of the rear garden. The kitchen is appointed with Oak finish units and leads to a handy cellar divided into three compartments. The UPVC double glazed conservatory/sun room, with a durable polycarbonate roof, extends from the kitchen, providing additional light-filled living space. The property also includes a first-floor bathroom/WC with an electric shower, gas central heating, and UPVC double glazing for added comfort. Outside, the enclosed rear garden, complete with a patio area and borders, is a tranquil spot to enjoy outdoor moments, with scenic views over the local area to the rear.

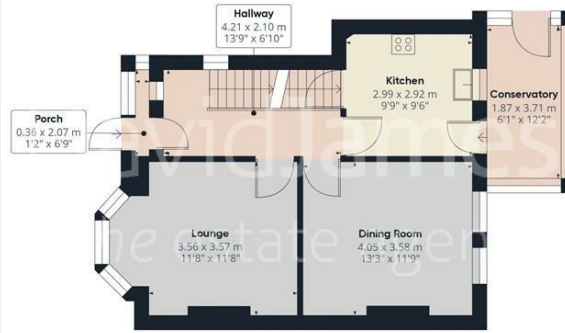


- Period style detached house sold with no upward chain, cosmetic modernisation required
- Three good sized bedrooms, all with original cast iron fireplaces
- Entrance porch and hallway with original panelling and flooring
- Lounge with bay window to the front elevation
- Dining room with gas fire set to a fireplace with exposed brickwork and windows overlooking the rear garden
- Kitchen with Oak finish units, cellar with three compartments
- UPVC double glazed conservatory/sun room accessed from the kitchen with polycarbonate roof
- First floor bathroom/Wc with electric shower
- Gas central heating, UPVC double glazing
- Enclosed rear garden with patio area and borders, views to the rear elevation across the local area





Floor 0



Floor 1



Floor 2

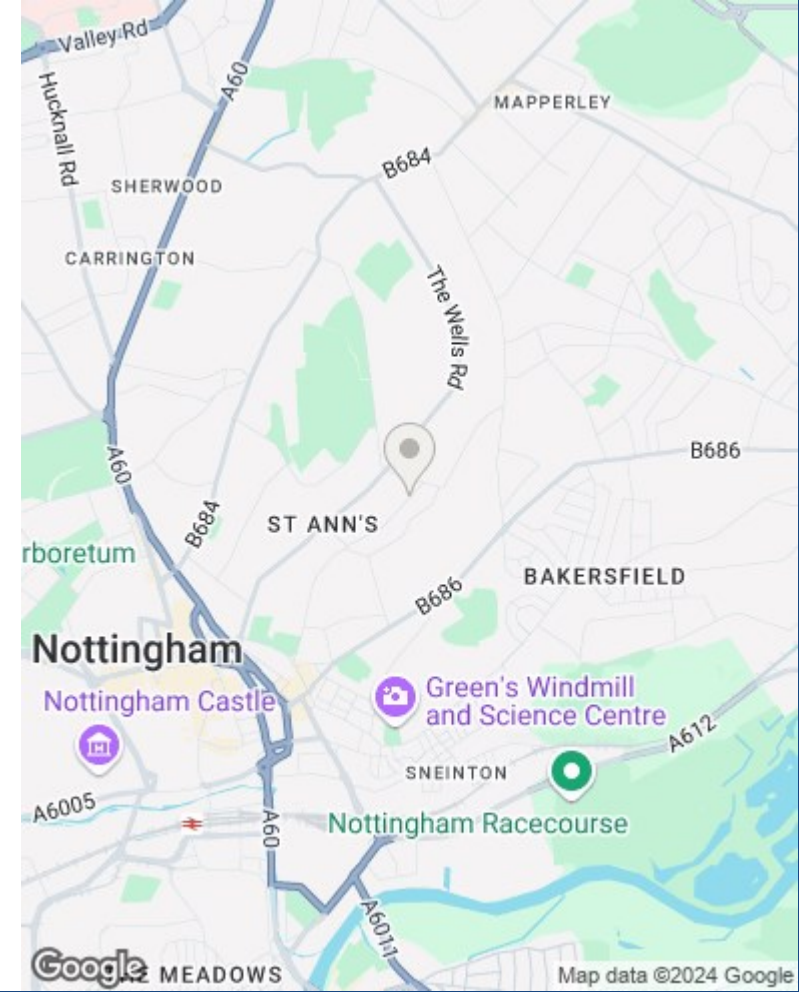


Approximate total area<sup>(1)</sup>  
130.54 m<sup>2</sup>  
1405.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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**Council Tax Band: B**  
**Nottingham City Centre**  
**Freehold**

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