



DavidJames
the estate agent

Skipton Circus, Sneinton, Nottingham, NG3 7DR

Guide Price £200,000

About This Property



This traditional style semi-detached house is located in the heart of Sneinton and is ideal for families or professionals.

Upon entering, you are welcomed by an entrance hall that leads into a lounge. The lounge features a lovely bay window, laminate flooring, and a stylish fireplace with an electric fire. The modern kitchen is a highlight, equipped with a range of cream-labeled finish base and eye-level units, tiled flooring, and integrated appliances including an oven, hob, extractor, washing machine, and a slimline dishwasher. The ground floor also houses a contemporary bathroom/WC, complete with a modern white suite, a mains shower, and a washbasin set within a vanity unit with storage.

Upstairs, you will find three well-appointed bedrooms, all featuring laminate flooring, which adds to the home's clean and modern aesthetic. The property benefits from combination gas central heating and UPVC double glazing.

Step outside to the enclosed rear garden, which boasts a lawn and patio area, perfect for outdoor dining and entertaining. This house is sold with no upward chain, facilitating a smoother and quicker purchase process. Its location is desirable, being close to frequent bus routes and within easy reach of Nottingham City Centre, making commuting and access to amenities straightforward and convenient.

- Traditional style semi detached house
- Three bedrooms, all with laminate flooring
- Entrance hall
- Lounge with bay window, laminate flooring and fireplace with electric fire
- Modern kitchen with a range of cream labelled finish base and eye level units and tiled flooring, integrated oven, hob, extractor, washing machine and slimline dishwasher
- Ground floor bathroom/Wc with modern white suite and mains shower as well as washbasin set to a vanity unit with storage
- Combination gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area
- Sold with no upward chain
- Close to frequent bus routes and Nottingham City Centre

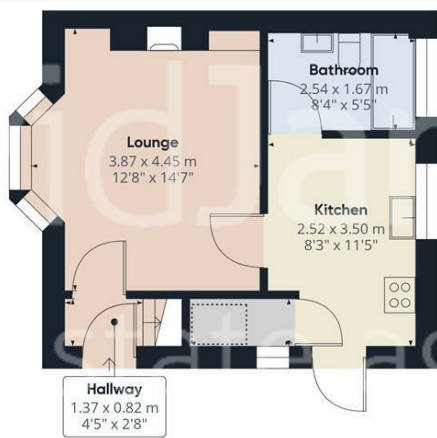




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Floor 0



Floor 1



Approximate total area*

60.81 m²
654.55 ft²

Reduced headroom

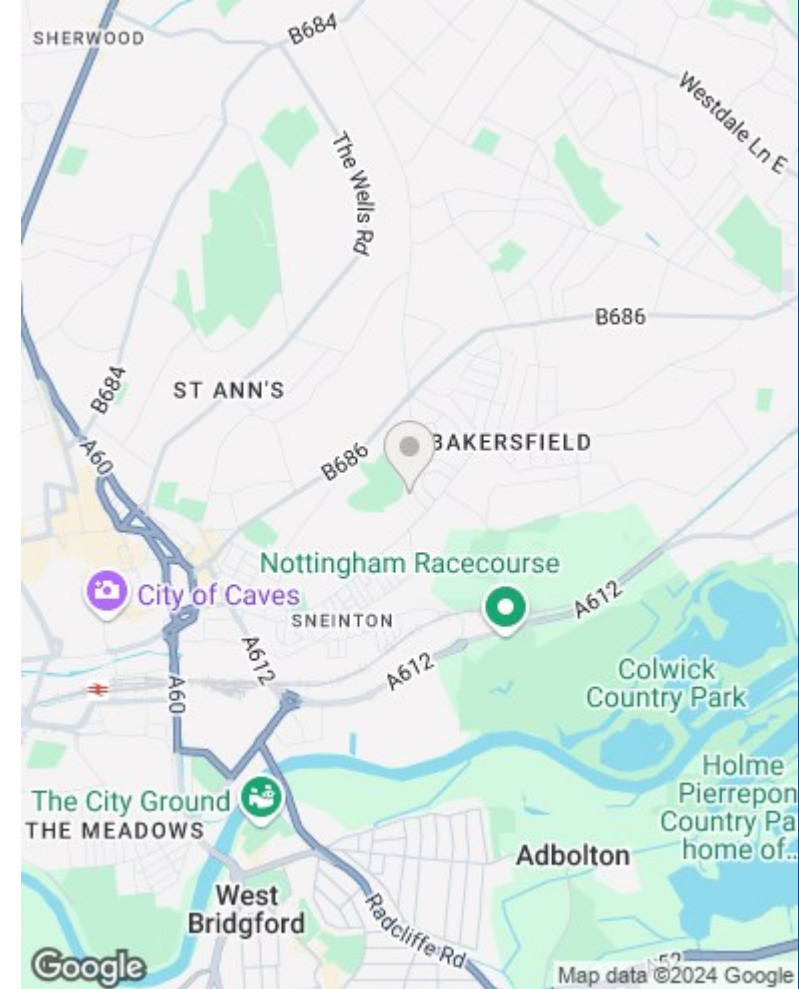
0.79 m²
8.45 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: A
Nottingham City Council
Freehold

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