



3



1



1



C

**DavidJames**  
the estate agent

**Sneinton Dale, Sneinton, Nottingham, NG3 7DW**

**Guide Price £170,000**

# About This Property

We are pleased to present this semi-detached house, offered to the market with no upward chain and perfect for a first-time buyer looking to step on the property ladder. Positioned on a corner plot, this property offers easy access to the nearby amenities and schools of Sneinton, Bakersfield and Carlton and benefits from bus services on the doorstep which makes commuting to Nottingham City Centre a breeze.

Recently repainted throughout, you'll be initially greeted by an entrance hall with useful storage space. The lounge is bright and spacious and provides a great space to relax.

The superb modern kitchen is a highlight of the home, featuring an integrated electric oven, hob and extractor fan. There is ample space for a freestanding fridge/freezer and adjacent, you'll find a lobby area which offers access to the rear garden and houses the boiler along with plumbing for a washing machine.

The ground floor also hosts a contemporary bathroom fitted with a three-piece white suite, including a towel radiator and an over-bath shower off the taps.

Upstairs, you will find three generously sized bedrooms alongside a storage cupboard off the landing.

Outside, the corner plot location of this property provides front, side and rear gardens with plenty of scope for personalisation.

With no upward chain and a prime location, this home is a fantastic opportunity for those looking to step onto the property ladder.

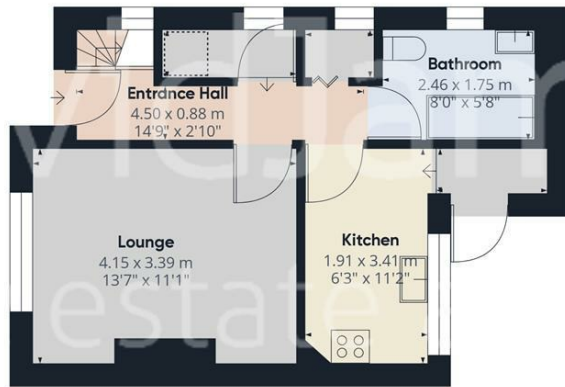


David James  
Estate Agents

- Semi-detached home
- Offered to the market with no upward chain
- An ideal first-time purchase
- Within easy reach of excellent local amenities and bus services to Nottingham City Centre
- Recently repainted throughout
- Bright and spacious lounge
- Modern kitchen with integrated cooking appliances
- Modern ground floor bathroom with a three-piece suite
- Three first floor bedrooms
- Corner plot location provides front, rear and side gardens with lots of potential







Floor 0



Floor 1



**Approximate total area\***

62.45 m<sup>2</sup>  
672.26 ft<sup>2</sup>

**Reduced headroom**

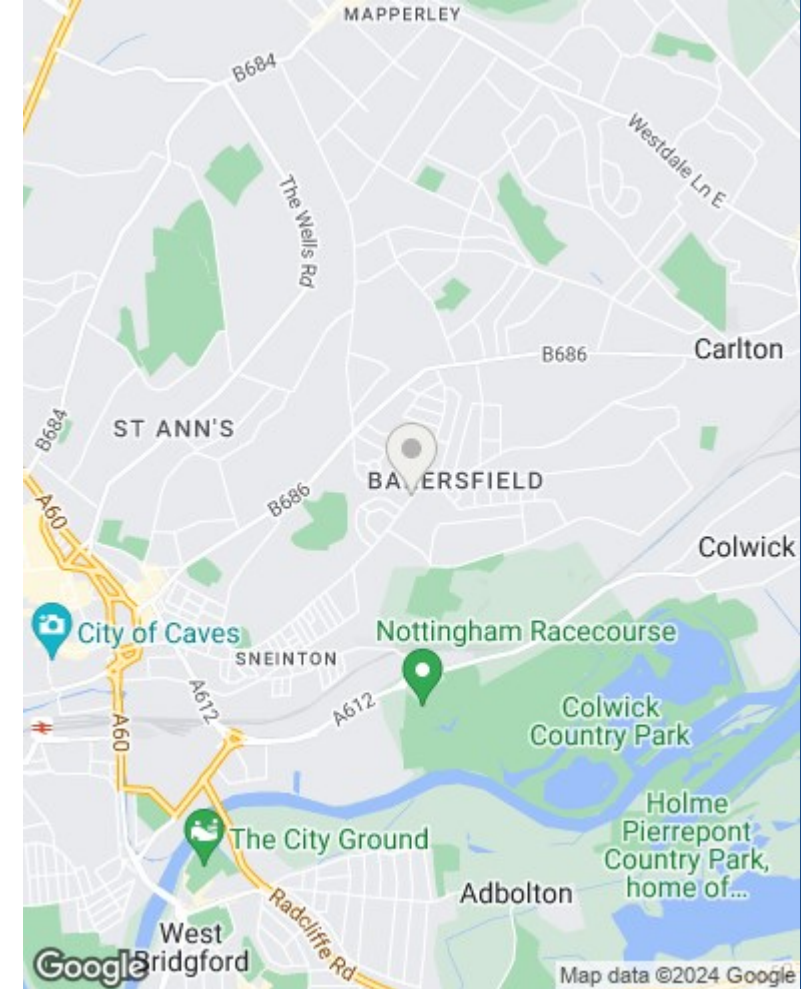
1.5 m<sup>2</sup>  
16.17 ft<sup>2</sup>

(†) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

