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**DavidJames**  
the estate agent

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

**Guide Price £180,000**

# About This Property

This three-bedroom semi-detached house is situated close to a variety of local amenities, schools and transport links to the City Centre and is available with no upward chain - ideal for buyers looking for a project!

Upon entering, you are greeted by an entrance hall leading to the lounge featuring a large bay window that lets in plenty of natural light. The hallway provides access to a cloaks cupboard and a cellar.

The current sitting room, which could be used as a dining room, has a balcony that offers an elevated view of the garden. The kitchen is equipped with a built-in fridge freezer, electric oven, gas hob and a stainless steel extractor hood. A door from the kitchen leads to a lean-to outbuilding and the garden, presenting further potential for development.

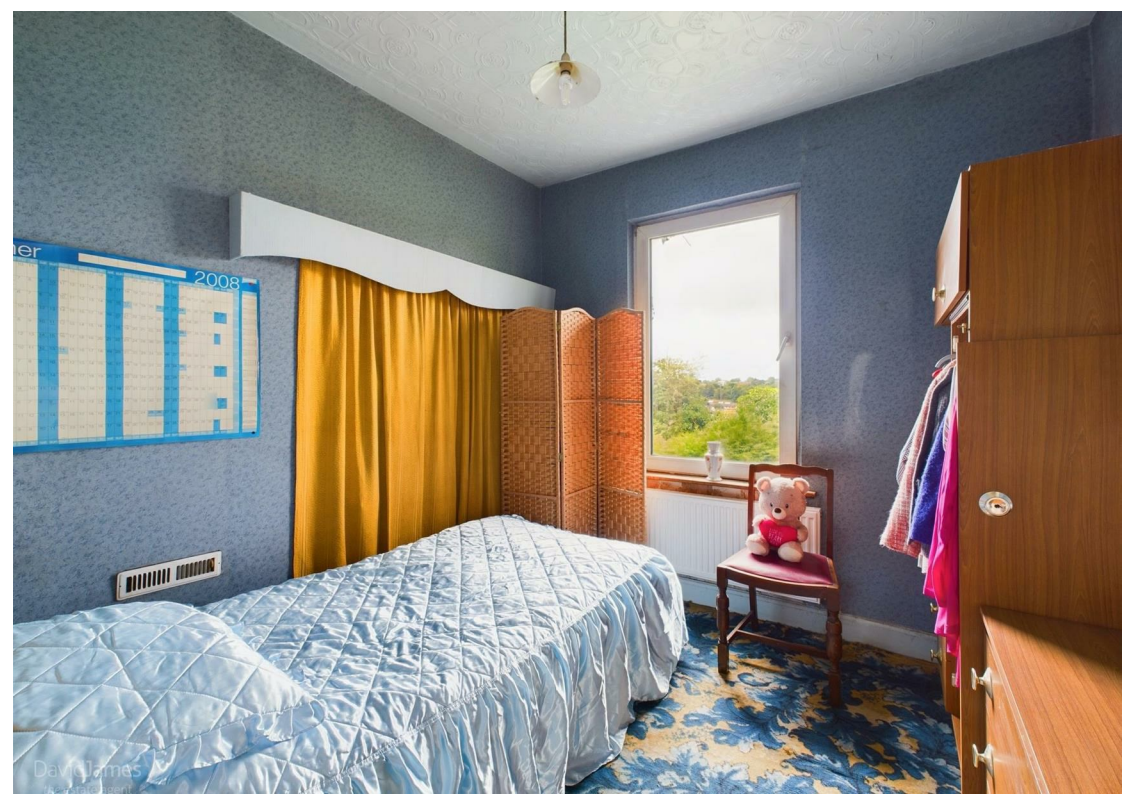
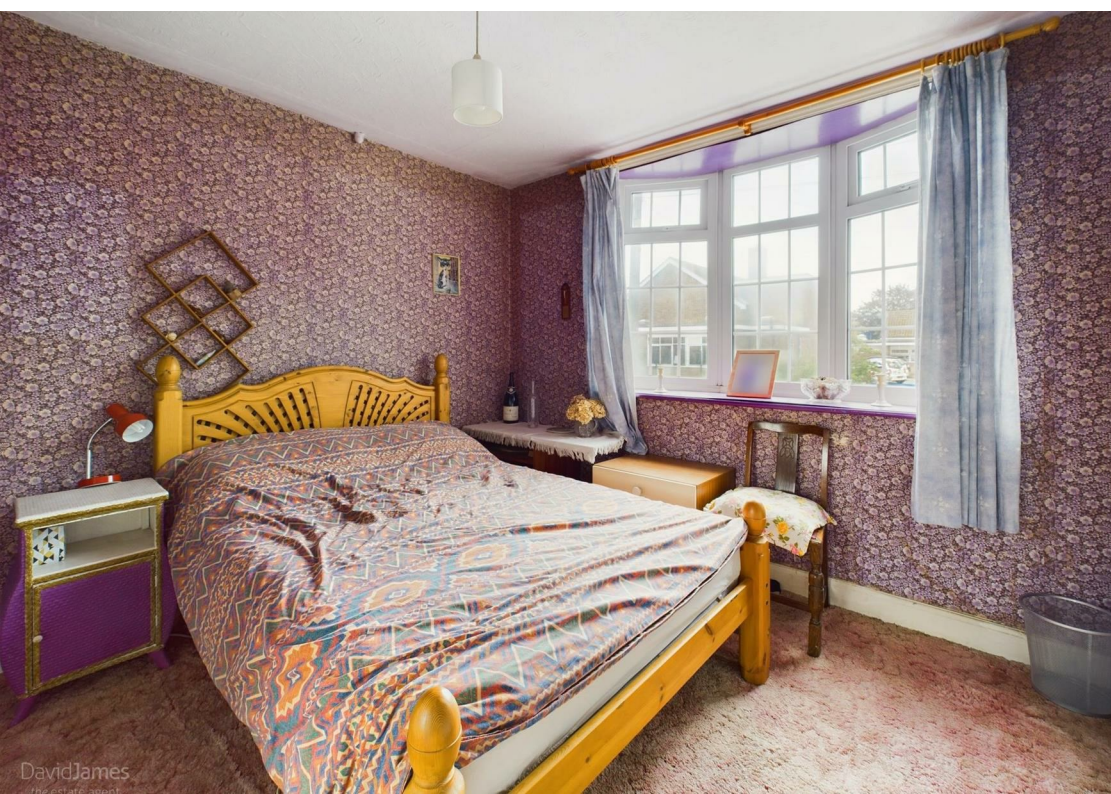
The first floor comprises three bedrooms: a spacious double bedroom with a large bay window, a second double bedroom with great views and a single bedroom also enjoying pleasant views. The bathroom and a separate WC complete the upstairs layout.

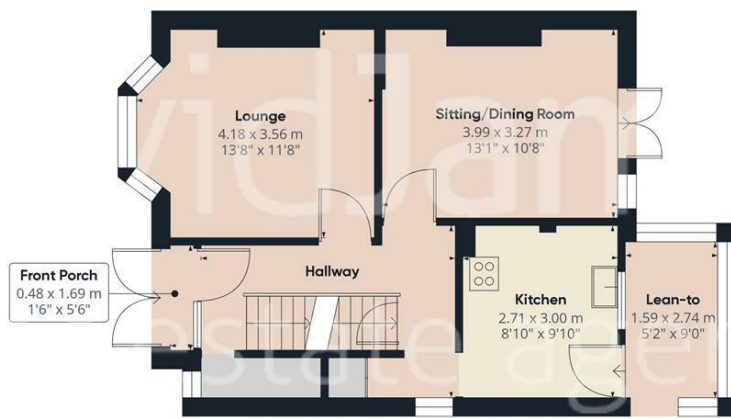
The garden, though currently overgrown, has significant potential to become a good-sized outdoor space.



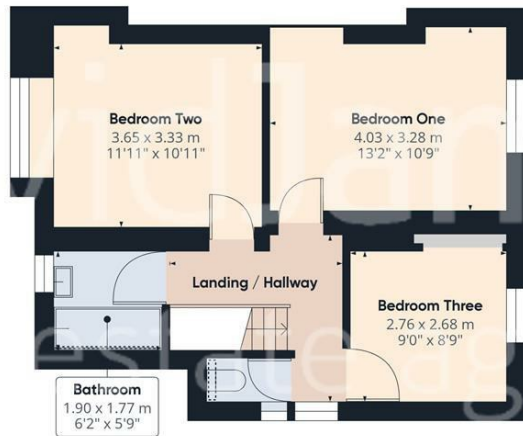
- Semi-detached house with lots of potential
- Offered to the market with no upward chain
- A short commute from Nottingham City Centre
- Good-sized lounge with a feature bay window
- Separate sitting/dining room with a balcony providing views
- Kitchen with a range of units and integrated appliances
- Cellar divided into multiple spaces provides handy storage
- Three bedrooms
- Bathroom with separate WC
- Generous rear garden with lots of potential







Floor 0



Floor 1



**Approximate total area\***

96.57 m<sup>2</sup>  
1039.46 ft<sup>2</sup>

**Reduced headroom**

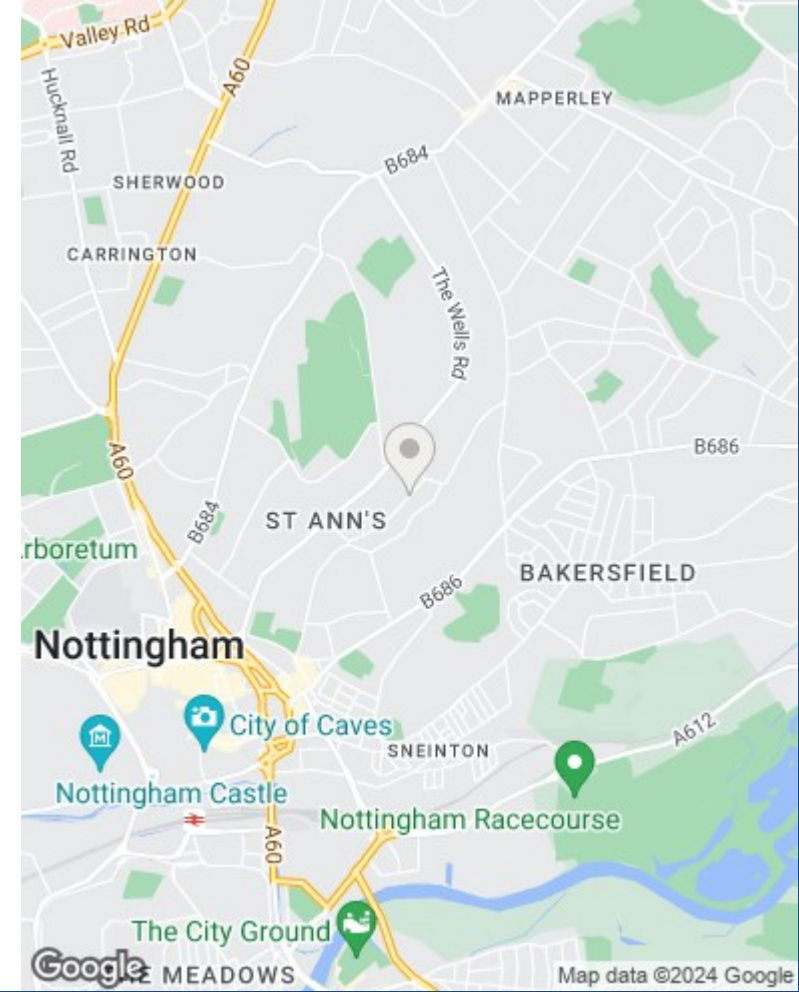
0.11 m<sup>2</sup>  
1.17 ft<sup>2</sup>

(\*) 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.

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

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