



2



2



1



D

**DavidJames**  
the estate agent

**Ball Street, Nottingham, NG3 3AX**

**Guide Price £140,000**

# About This Property

GUIDE PRICE £140,000-£150,000 Welcome to this well-presented traditional mid-terrace property which is offered to the market with no upward chain. This charming home, offering a blend of classic and modern features, would be perfect for first time buyers or an investors looking to begin or expand their portfolio.

Upon entering you are greeted by a bright and inviting dining room filled with natural light streaming through the large front window. The dining room features stylish light grey oak effect flooring that seamlessly connects to the main lounge, creating a cohesive and welcoming space.

The lounge, equally well-decorated, leads into a modern galley kitchen equipped with a sleek white worktop, an inset hob and oven. There is ample space for additional freestanding appliances making it a practical and functional kitchen.

The kitchen extends into a small hallway providing access to a handy storage cupboard and a well-appointed family bathroom at the rear of the property. The bathroom has been recently updated with a new toilet, sink, and stylish black-and-white patterned tiled flooring. Partial tiling around the bath and sink adds a touch of elegance to the space.

Carpeted stairs lead to the first floor where you will find two generously sized double bedrooms. The primary bedroom located at the rear features a large window that overlooks the garden filling the room with natural light. The second double bedroom, equally spacious, offers a view of the front elevation.

The rear courtyard garden has been hard landscaped for low maintenance, providing a private patio area, perfect for relaxing. Enclosed by fencing and walls on all sides, the garden also includes a mature tree that offers shade and additional privacy.

Viewing is highly recommended to fully appreciate the charm and features of this lovely home!



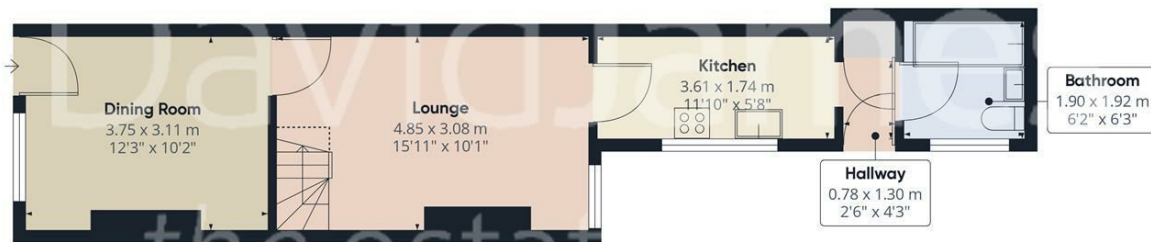
DavidJames  
the estate agent

- Well presented mid-terrace house
- Offered to the market with no upward chain
- Ideal for first-time buyers or investors
- Two reception rooms
- Modern galley kitchen
- Two generously sized double bedrooms
- Recently updated family bathroom with new fixtures
- Private rear courtyard garden with patio area
- On-street permit parking
- Viewing highly recommended



DavidJames





Floor 0



Floor 1



Approximate total area\*

60.47 m<sup>2</sup>  
650.89 ft<sup>2</sup>

Reduced headroom

0.66 m<sup>2</sup>  
7.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

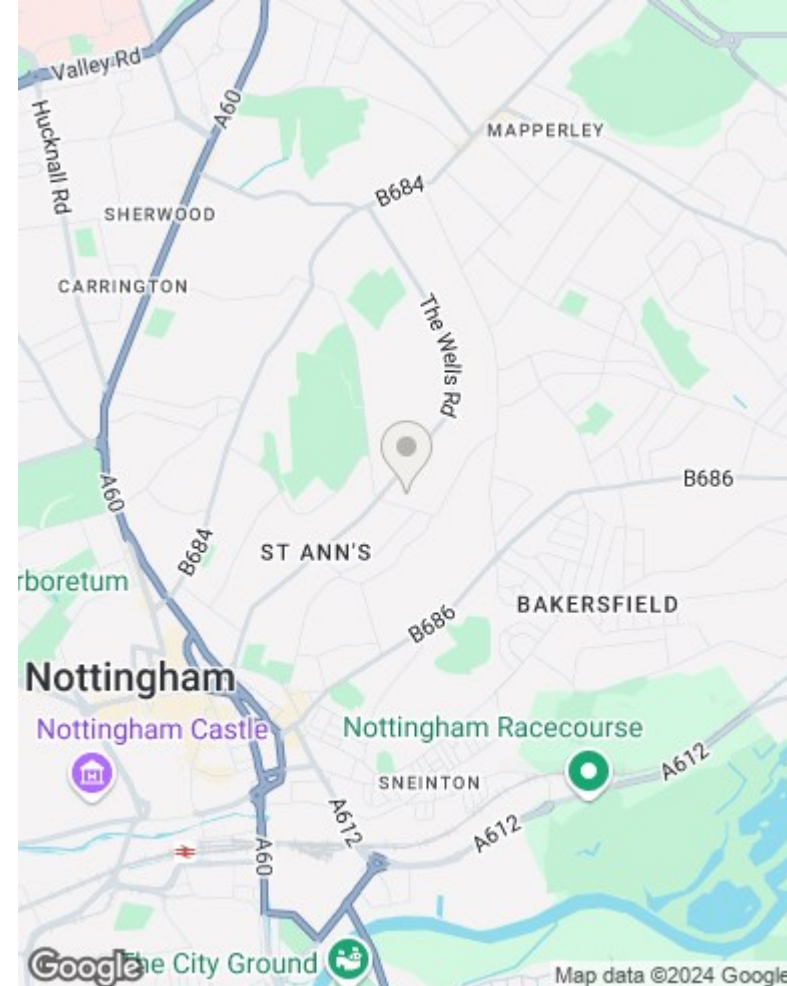
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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

