



33 Linton Rise, Nottingham - NG3 7DB

Guide Price £145,000

DavidJames
the estate agent



33 Linton Rise

Nottingham, Nottingham

Mid-terrace home close to local amenities - offered with no chain! Ideal for first-time buyers/investors, boasting a lounge, kitchen, 2 beds and a shower room plus an enclosed garden and gated drive.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

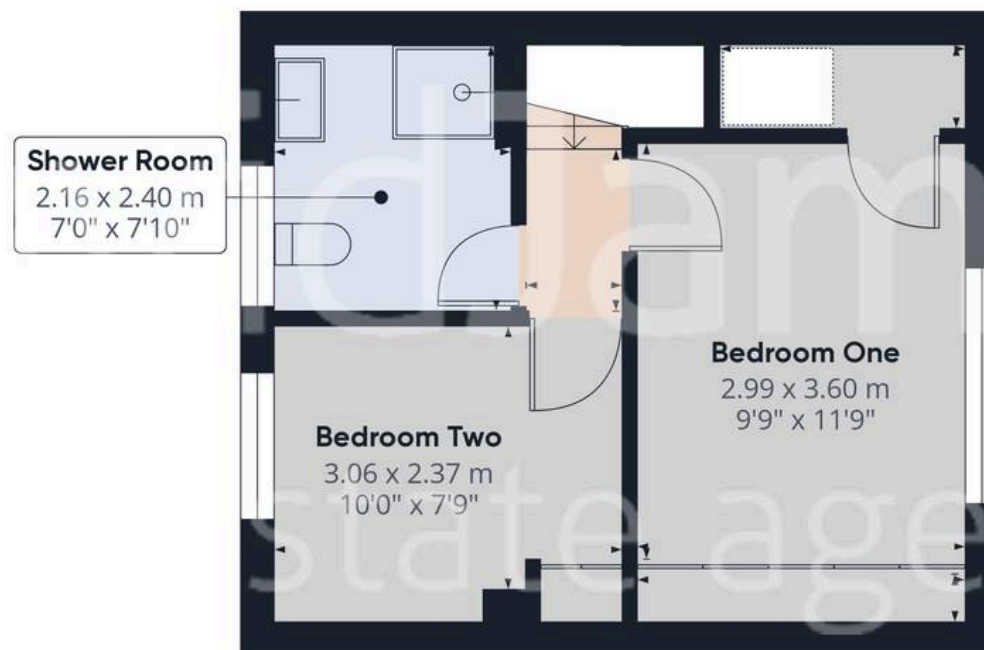
- Mid-terrace home
- Offered to the market with no upward chain
- Huge potential and ideal for an investor or those looking to personalise
- Ideally positioned for Carlton, Bakersfield and Nottingham City Centre's amenities
- Bright and spacious lounge
- Breakfast kitchen with a useful downstairs pantry/store
- Two bedrooms (main bedroom full-length built-in wardrobes)
- First floor shower room with a three-piece suite
- Enclosed rear garden with decking and fencing/hedging for privacy
- Gated driveway provides convenient off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

58.36 m²

628.18 ft²

Reduced headroom

0.35 m²

3.81 ft²

(1) Excluding balconies and terraces

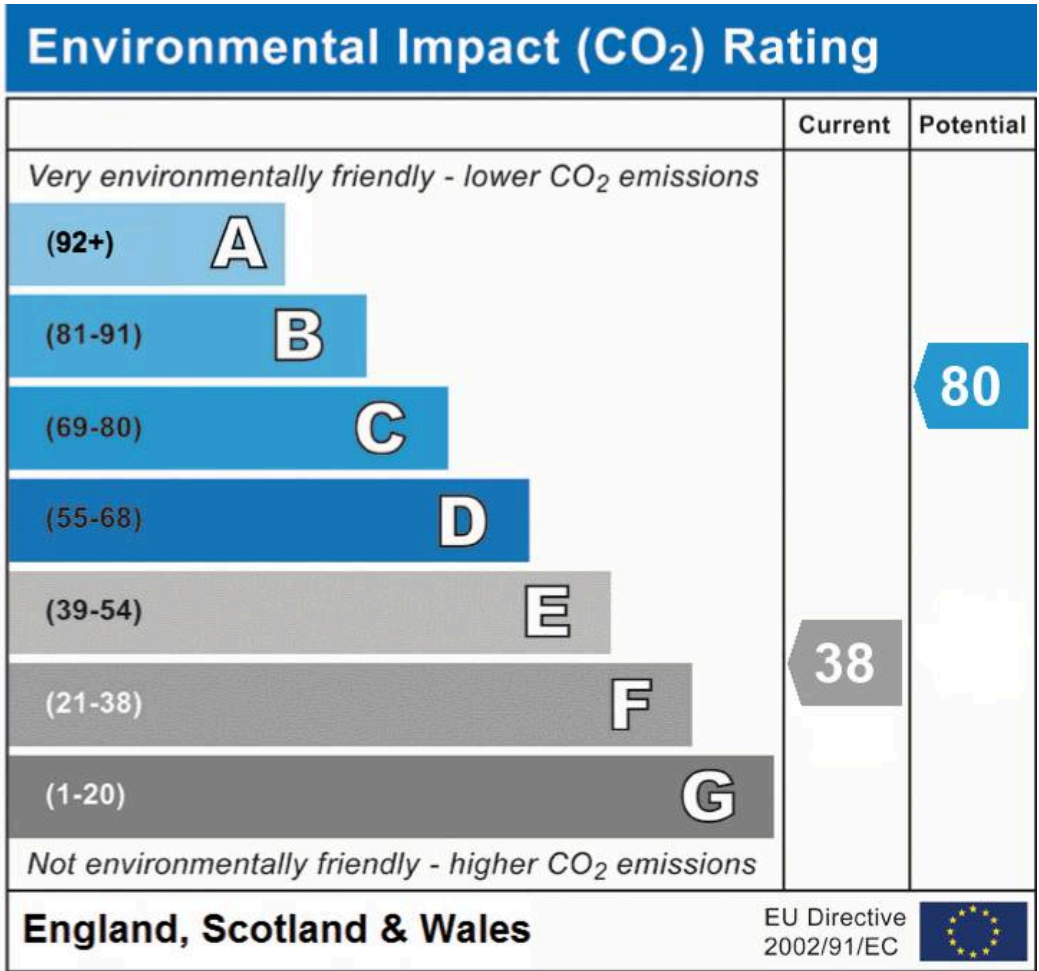
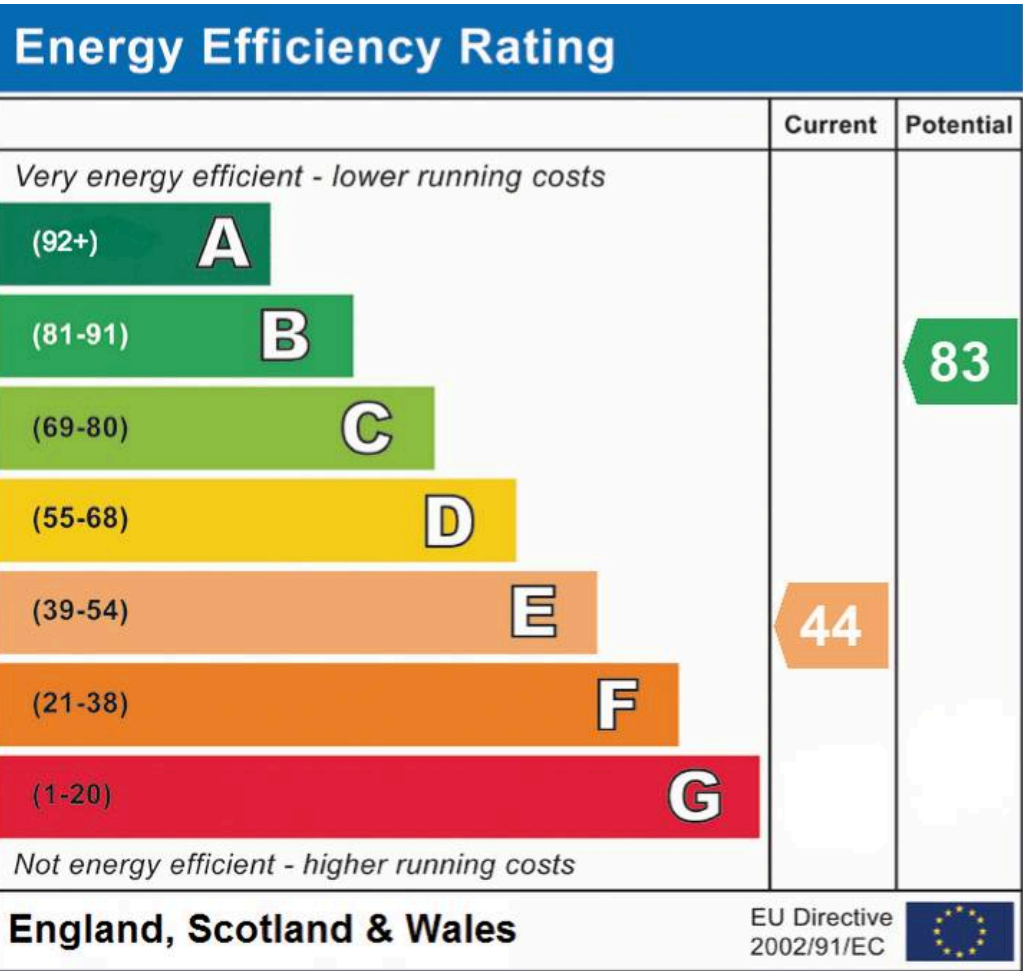
Reduced headroom

..... 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



David James Estate Agents
376 Carlton Hill, Carlton - NG4 1JA
0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.