



363 Blue Bell Hill Road, Nottingham – NG3 3DS

Guide Price **£240,000**

DavidJames
the estate agent



363 Blue Bell Hill Road

Nottingham, Nottingham

Superb Edwardian family home within easy reach of the nearby Nottingham City Centre! Bright lounge, superb open dining kitchen, 3 good-sized beds, mature garden and a useful basement with potential.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Spacious and characterful Edwardian semi-detached family home
- A short commute to the nearby Nottingham City Centre
- Within easy reach of local amenities, schools and bus services
- Bright lounge with a feature bay window
- Beautiful country-style dining kitchen with wooden worktops and sandstone tiled flooring
- Three generous first floor bedrooms
- Well-appointed bathroom and separate WC for added convenience
- Enclosed and lawned rear garden surrounded by mature trees and planting
- Basement with lots of potential (currently providing useful storage space in two sections)
- Viewing highly recommended

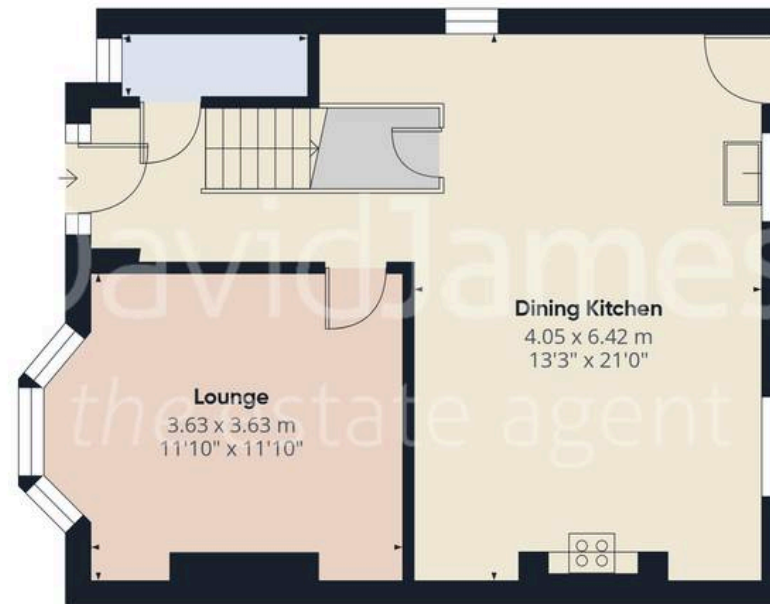




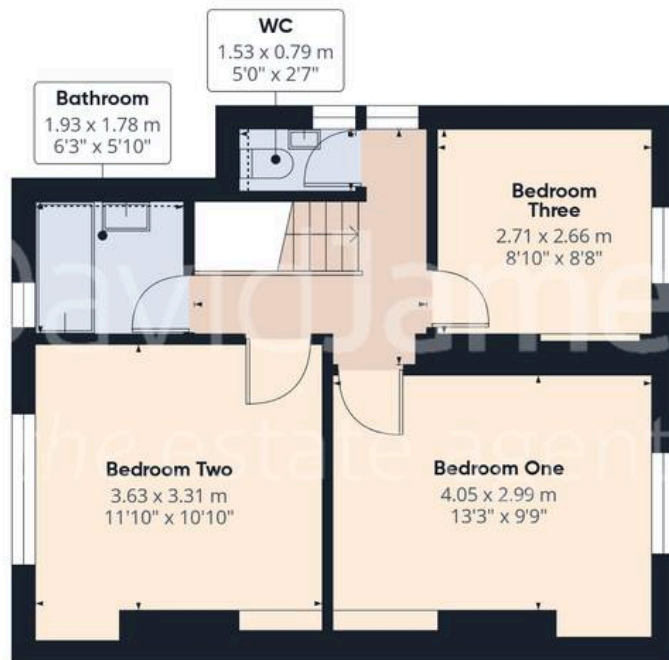




Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

119.7 m²

1289 ft²

Reduced headroom

0.2 m²

2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.