



## 27 Linton Rise, Nottingham – NG3 7DB

Guide Price £190,000

DavidJames  
the estate agent





## 27 Linton Rise

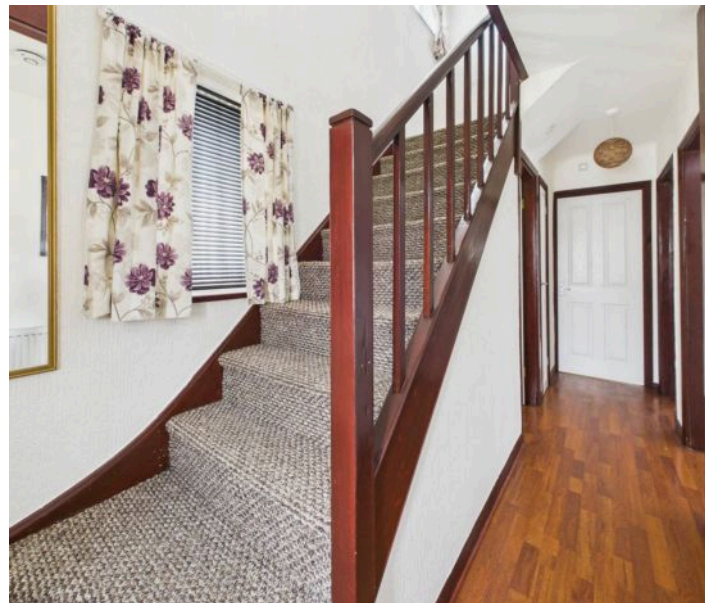
Nottingham, Nottingham

3 bed semi-detached home on a generous corner plot with impressive kerb appeal and lots of potential – offered with no chain! Ideal for those seeking a convenient location close to the City Centre!

Council Tax band: A

Tenure: Freehold

- Semi-detached family home
- Available with no upward chain and with lots of potential
- Close to a wide range of local amenities, schools and public transport links
- Spacious lounge with a focal-point gas fire
- Fitted kitchen with space for freestanding appliances
- Three bedrooms (including two double bedrooms)
- Ground floor wet room with a white suite and electric shower
- Generous corner plot with large hard-landscaped front and side gardens
- Low-maintenance and enclosed rear courtyard garden
- Rear block-paved driveway with double gates for off-road parking















Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

63.2 m<sup>2</sup>

680 ft<sup>2</sup>

**Reduced headroom**

1.9 m<sup>2</sup>

21 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://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.