



34 Port Arthur Road, Nottingham – NG2 4GB

Guide Price £130,000 – £140,000

DavidJames
the estate agent



34 Port Arthur Road

Nottingham, Nottingham

GUIDE PRICE £130,000-£140,000 2 bed mid-terrace house with no upward chain - ideally positioned for access to the City Centre! Lounge, separate dining room, fitted kitchen and a modern bathroom!

Council Tax band: A

Tenure: Freehold

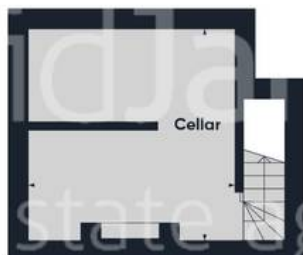
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

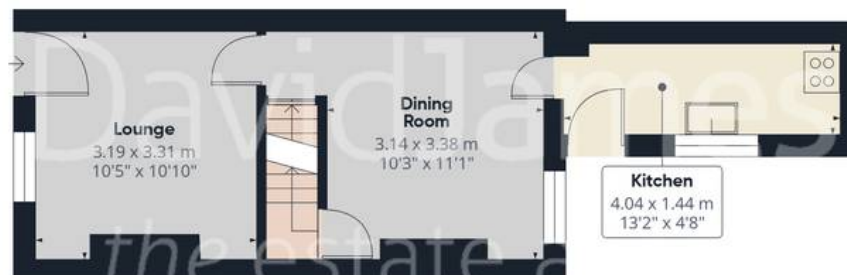
- Mid-terrace house
- Ideal for a first-time buyer or buy-to-let investor
- Ready to move into and with no upward chain
- Located close to local shops, amenities and bus links with easy access to Nottingham City Centre
- Bright and inviting lounge leading into a generous separate dining room
- Fitted kitchen with cream units, integrated hob, oven and cooker hood
- Two bedrooms (both with decorative feature fireplace surrounds)
- Modern white three-piece suite with shower over the bath and tiled flooring
- Two good-sized cellar areas offering useful additional storage space
- Low maintenance rear yard with pedestrian access leading to the front of the property







Floor -1



Floor 0

Approximate total area⁽¹⁾

60.8 m²

655 ft²



Floor 1

(1) Excluding balconies and terraces

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

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