



47 Ball Street, Nottingham – NG3 3AX

Guide Price **£170,000 – £180,000**

DavidJames
the estate agent



47 Ball Street

Nottingham, Nottingham

GUIDE PRICE £170,000-£180,000 2 double bed semi-detached home with no chain - close to shops, amenities, bus links & Nottingham City Centre. An appealing option for first-time buyers or investors!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached home with no upward chain
- Ideally located close to local shops, amenities, regular bus services and Nottingham City Centre
- Perfect for first-time buyers or investors
- Generously sized lounge/dining room with dual aspect windows
- Modern fitted kitchen with shaker style units and integrated cooking appliances
- Good-sized conservatory with practical under-stairs storage
- Two well-proportioned double bedrooms (including main bedroom with fitted wardrobes)
- Good sized three-piece bathroom suite (including vanity basin and shower over the bath)
- Gas central heating served by a combination boiler
- Low maintenance rear garden with paved patio and garage providing off-street parking

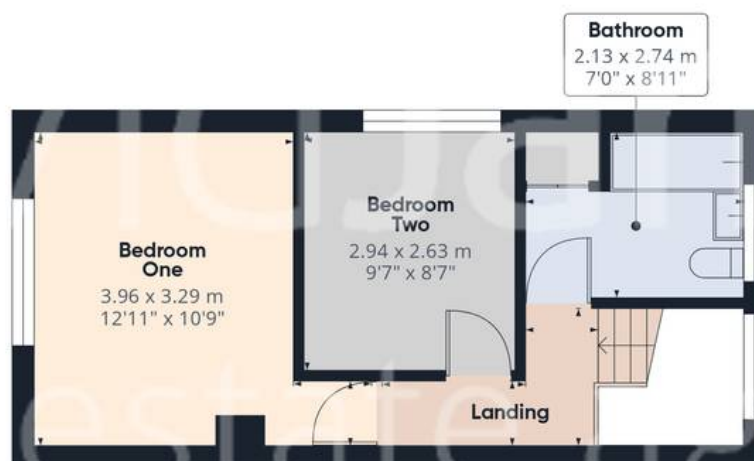








Floor 0



Floor 1

Approximate total area⁽¹⁾

82 m²

882 ft²

Reduced headroom

0.2 m²

2 ft²

(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.

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