



**Ball Street, Nottingham NG3 3AX**



**welcome to**

**Ball Street, Nottingham**

SIX BEDROOM DETACHED PROPERTY on Ball Street. IDEAL INVESTMENT OPPORTUNITY. FRONT AND REAR YARD SPACE. Nottingham rail station LESS THAN TWO MILES AWAY.





### Bedroom Six

12' 1" MAX x 12' 2" MAX ( 3.68m MAX x 3.71m MAX )

### Bedroom Five

14' 7" MAX x 15' 3" MAX ( 4.45m MAX x 4.65m MAX )

### Kitchen

10' 9" MAX x 9' 6" MAX ( 3.28m MAX x 2.90m MAX )

### Living/ Dining Room

19' 4" MAX x 9' 8" MAX ( 5.89m MAX x 2.95m MAX )

### Bedroom Four

12' 2" MAX x 12' 6" MAX ( 3.71m MAX x 3.81m MAX )

### Bedroom Three

18' 6" MAX x 12' MAX ( 5.64m MAX x 3.66m MAX )

### Bedroom Two

12' 2" MAX x 11' 1" MAX ( 3.71m MAX x 3.38m MAX )

### Bedroom One

12' 4" MAX x 18' 1" MAX ( 3.76m MAX x 5.51m MAX )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Ball Street, Nottingham

- Council Tax Band: B
- \*\*\*GUIDE PRICE £275,000 - £285,000\*\*\*
- SIX DOUBLE BEDROOM DETACHED
- THREE STOREY
- FRONT AND REAR YARD SPACE

Tenure: Freehold EPC Rating: D

guide price

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS116075](http://williamhbrown.co.uk/Property/NVS116075)



Property Ref:  
NVS116075 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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