



## 15 Ball Street, Nottingham, NG3 3AX

Asking Price £179,995

- Substantial Two Bedroom Semi Detached House
- Modern Breakfast Kitchen
- Large First Floor Bathroom
- Spacious Rear Garden
- Lounge and Dining Room
- Two Double Bedrooms
- Large Plot with Driveway

# 15 Ball Street, Nottingham NG3 3AX

Substantial Two Bedroom Semi Detached House on a spacious plot. Lounge and Dining Room. Modern Breakfast Kitchen. Two Double Bedrooms and a large first floor Bathroom. Driveway to the side. Large Rear Garden. Potential for Extension.



Council Tax Band: A



## Main Description

Substantial Two Bedroom Semi Detached House on a spacious plot. Lounge and Dining Room. Modern Breakfast Kitchen. Two Double Bedrooms and a large first floor Bathroom. Driveway to the side. Large Rear Garden. Potential for Extension.

## Entrance Hall

Stairs to the first floor landing. Doors to the Lounge and Dining Room.

## Lounge

Bay window to the front elevation. Radiator.

## Dining Room

Window to the rear elevation. Arch through to the Breakfast Kitchen. Log burner.

## Breakfast Kitchen

Tiled flooring. A range of base and wall units with integrated oven and extractor. Space for a Fridge/Freezer, Washing Machine and Dishwasher. Window and door to the rear garden.

## First Floor Landing

Doors to both Bedrooms and the Bathroom.

## Master Bedroom

Two double glazed windows to the front elevation. Radiator.

## Bedroom Two

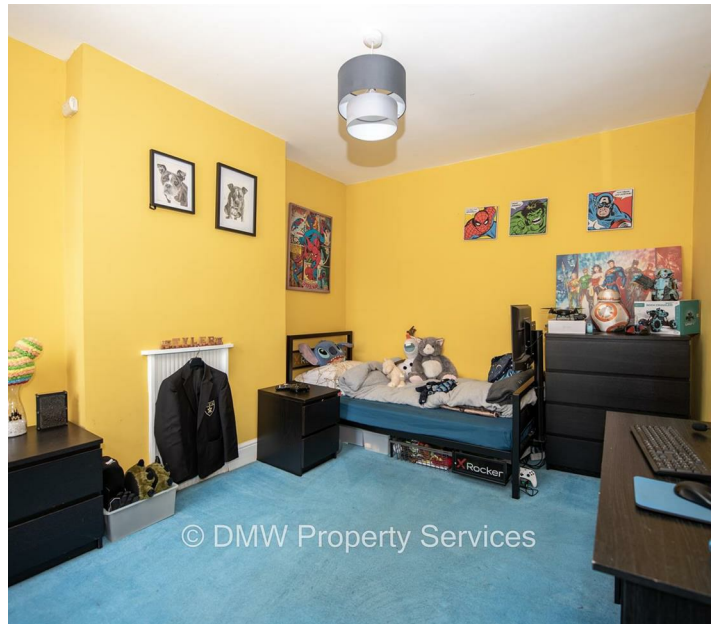
Window to the rear. Radiator.

## Bathroom

Window to the rear. Bath with shower over. Sink unit. Low level flush toilet. Airing cupboard housing the recently fitted gas combination boiler.

## Exterior

Driveway to the side elevation. Large rear garden with paved patio. Ample room for extension.







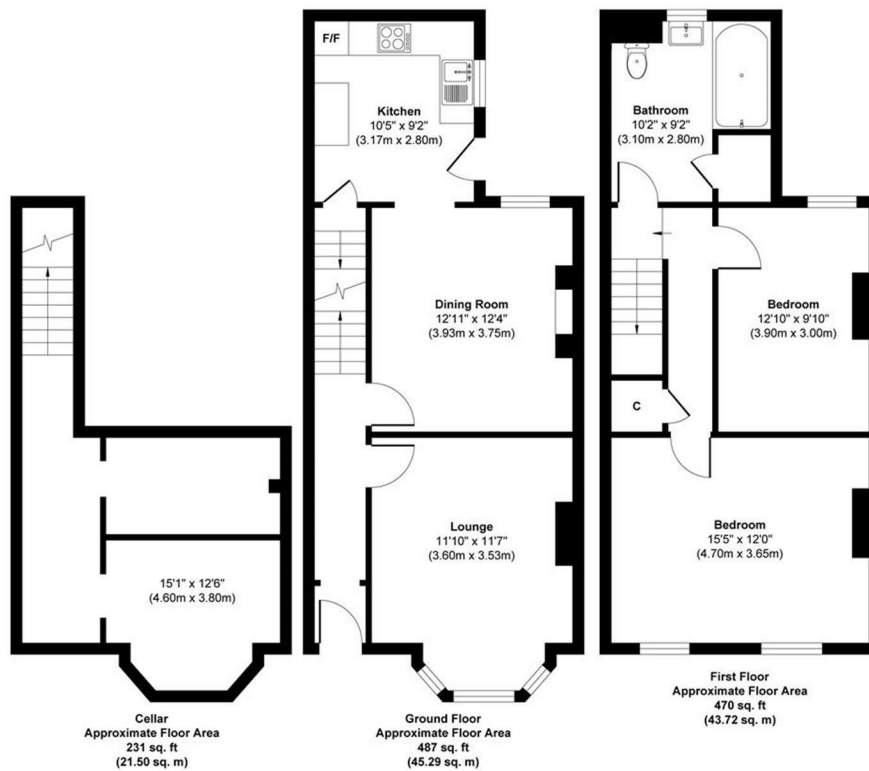
## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Approx. Gross Internal Floor Area 1188 sq. ft / 110.51 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.