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**DavidJames**  
the estate agent

**The Wells Road, Nottingham, NG3 3AA**

**Guide Price £150,000**



# About This Property

**OFF STREET PARKING! NO UPWARD CHAIN! PERFECT FOR FIRST TIME BUYERS & INVESTORS**

This mid-townhouse, freshly decorated and with new floor coverings, offers a turn-key opportunity, presented with no upward chain. Bright and inviting, it houses two bedrooms. The entrance hall ushers you into a comfortable lounge, accentuated by a box window framing views of the front elevation. The kitchen has white units and newly installed appliances including an oven, hob, and extractor. The bathroom has a white suite with an electric shower. There is also combination gas central heating and UPVC double glazing. Outside, the established tiered rear garden, complete with a patio, offers a private retreat for relaxation. To the front elevation there is a private shared parking area.



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- Modern mid townhouse sold with no upward chain
- Freshly decorated throughout with new floor coverings
- Two bedrooms
- Entrance hall
- Lounge with feature box window to the front elevation
- Kitchen with white units and newly installed integrated oven, hob and extractor
- Bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Established tiered rear garden with patio area
- Private shared parking area situated to the front of the properties



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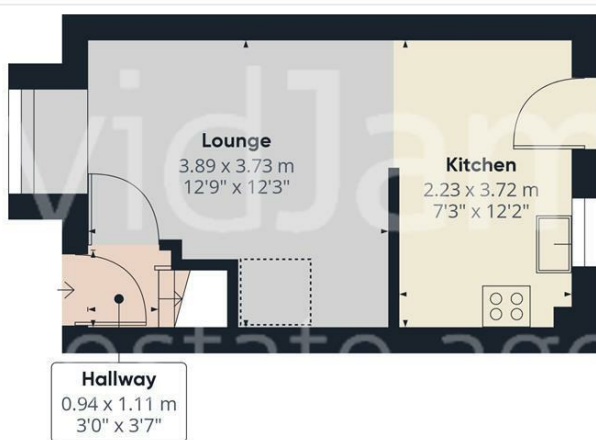


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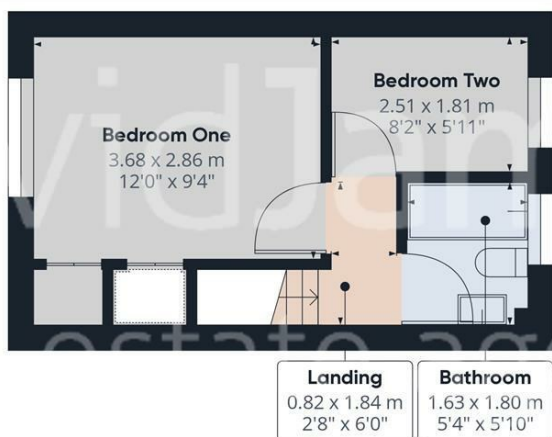
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Floor 0



Floor 1



**Approximate total area\***  
45.38 m<sup>2</sup>  
488.43 ft<sup>2</sup>

**Reduced headroom**  
0.83 m<sup>2</sup>  
8.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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