



2



1



1



C

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.



- 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

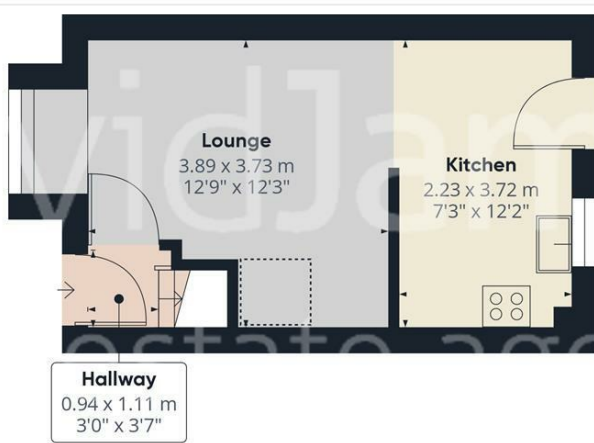




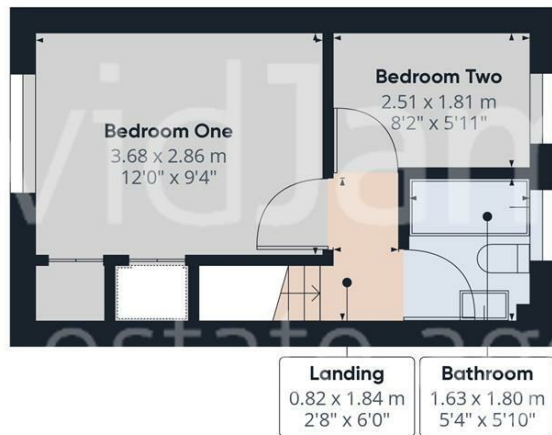
DavidJames

DavidJames
Estate agent

DavidJames



Floor 0



Floor 1



Approximate total area*
45.38 m²
488.43 ft²

Reduced headroom
0.83 m²
8.89 ft²

(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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

