



**47 Ball Street, Nottingham – NG3 3AX**

Guide Price **£170,000**

**DavidJames**  
the estate agent





## 47 Ball Street

Nottingham

GUIDE PRICE £170,000 – £180,000 This Recently improved 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

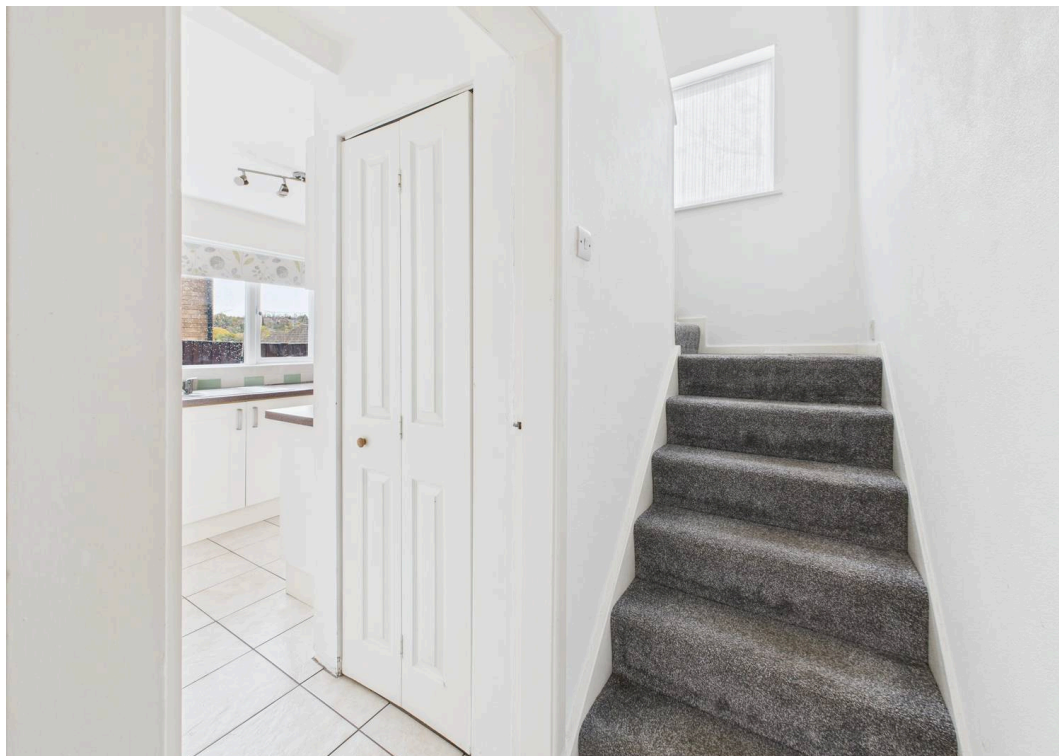
EPC Environmental Impact Rating: D

- Semi-detached home with no upward chain
- Ideally located close to local shops, amenities, regular bus services and Nottingham City Centre
- Recent improvements including redecorating, partial new carpets and electrical works
- 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)
- Low maintenance rear garden with paved patio and garage providing off-street parking



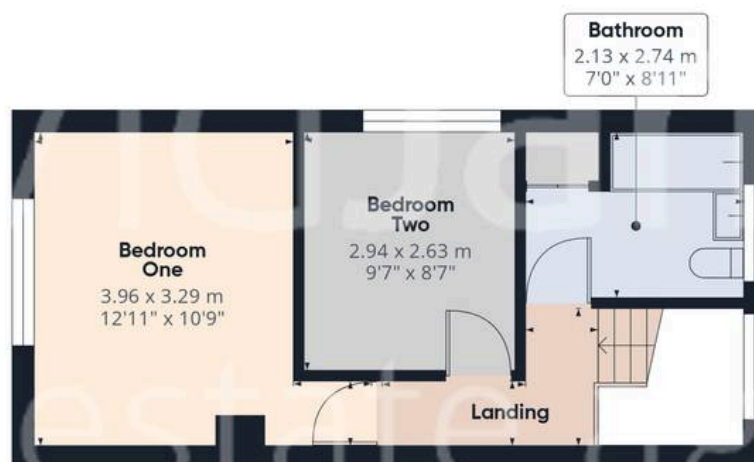








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

82 m<sup>2</sup>

882 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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