



1 Drayton Street, Nottingham – NG5 2JR

Guide Price £220,000

DavidJames
the estate agent



1 Drayton Street

Nottingham

GUIDE £220,000 - £230,000 NO CHAIN - HEART OF SHERWOOD LOCATION! Spacious and characterful 4 bed end terrace offering versatile living across 3 floors with breakfast kitchen, lounge, separate dining room, cellar and a south-facing yard! Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Characterful end terrace offering spacious three-storey accommodation
- Located in the heart of Sherwood with cafés, shops and city bus services on the doorstep
- Perfect for first-time buyers, families, investors or professionals seeking convenient access to the city
- Characterful lounge with feature fireplace and exposed floorboards
- Separate and versatile dining room
- Stylish dual-aspect breakfast kitchen with integrated cooking appliances
- Practical cellar with light, power and excellent storage or utility potential
- Four well-appointed double bedrooms arranged over two floors
- Stylish bathroom with dual-head rainfall shower over bath and vanity basin
- South-facing rear yard with a charming seating area for relaxing









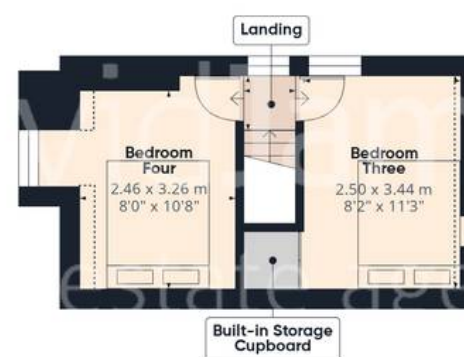
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

98.1 m²

1057 ft²

Reduced headroom

0.8 m²

9 ft²

(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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.