



**16 Blackburn Way, Nottingham – NG5 5UZ**

Guide Price **£180,000**





## 16 Blackburn Way

Nottingham, Nottingham

GUIDE PRICE £180,000-£200,000 Modern two bed home, great as a first-time buy with no chain. Lounge, kitchen, bathroom, en-suite & parking with good transport links & close to Nottingham City Hospital!

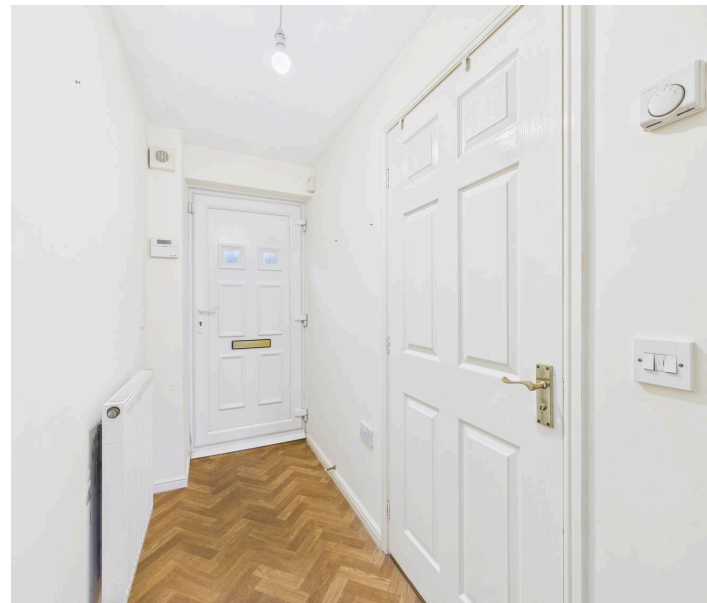
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented modern townhouse with no upward chain
- Within easy reach of frequent bus services and Nottingham City Hospital
- An ideal first-time buy or investment purchase
- Initial entrance hall with a cloakroom/WC
- Bright and spacious lounge with feature French doors
- Fitted kitchen with integrated cooking appliances
- Two first floor double bedrooms (both with in-built wardrobe storage)
- Family bathroom and an additional en-suite shower room
- Low-maintenance enclosed rear garden
- Allocated parking space to the rear

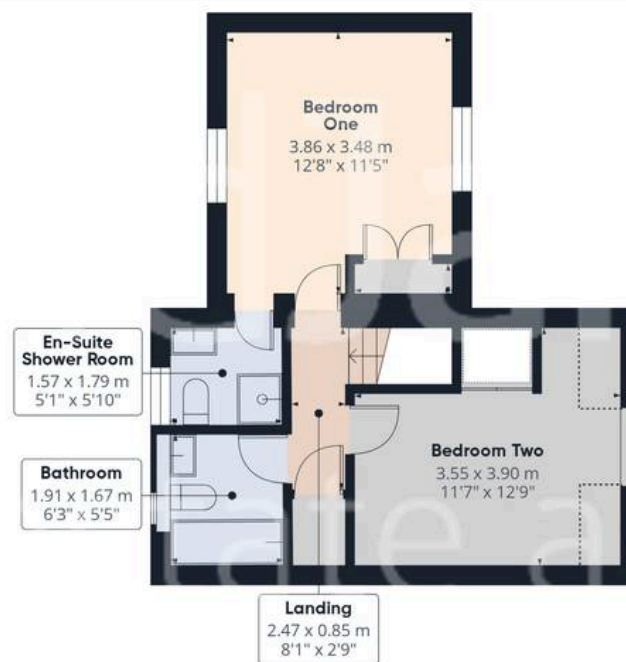








Floor 0



Floor 1

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

60.2 m<sup>2</sup>

649 ft<sup>2</sup>

**Reduced headroom**

2.4 m<sup>2</sup>

25 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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