



 3  
Bedrooms

 1  
Bathroom



Spacious three-bedroom terraced home with excellent potential, ideal for home buyers and investors. Sold with no upward chain and conveniently located close to the city centre with easy access to amenities and transport links. Generous accommodation over three floors, including a low-maintenance rear courtyard and permit parking.

This spacious three-bedroom terraced home offers excellent potential and is ideal for both home buyers and investors. It is being sold with **no upward chain** and benefits from a new roof being installed recently.

Conveniently located close to the city centre, the property provides easy access to a wide range of local amenities, shops, and transport links, making it perfect for commuters.

Set within a popular residential area, the home offers generous living accommodation across three floors. The ground floor comprises an entrance hall, two well-proportioned reception rooms, a fitted kitchen with ample storage, and a three-piece bathroom to the rear. A cellar provides additional storage space.

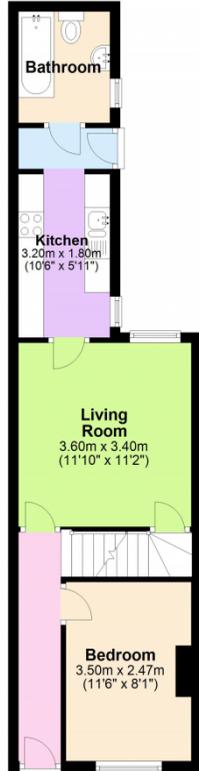
The first floor houses two double bedrooms, while the second floor features a further spacious double bedroom.

Externally, the property benefits from a low-maintenance rear courtyard and permit parking at the front.

This property represents a fantastic opportunity to personalise and create a wonderful home, or an attractive addition to an investment portfolio.

**Call us today to arrange your viewing!**

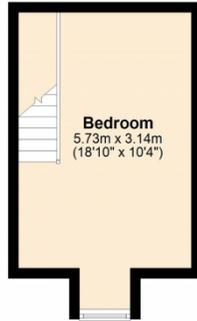
**Ground Floor**  
Approx. 39.5 sq. metres (425.0 sq. feet)



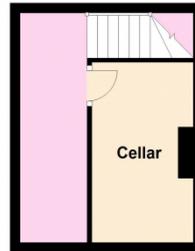
**First Floor**  
Approx. 27.8 sq. metres (299.4 sq. feet)



**Second Floor**  
Approx. 17.8 sq. metres (191.6 sq. feet)



**Cellar**  
Approx. 15.2 sq. metres (164.0 sq. feet)



Total area: approx. 100.3 sq. metres (1080.1 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Forest Fields, NG7 6LS

