

47 Ball Street, Nottingham - NG3 3AX

Guide Price £150,000

DavidJames
the estate agent







47 Ball Street

Nottingham

GUIDE PRICE £150,000 - £170,000 Recently improved 2 double bed semi-detached home with no chain, close to shops, buses & 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

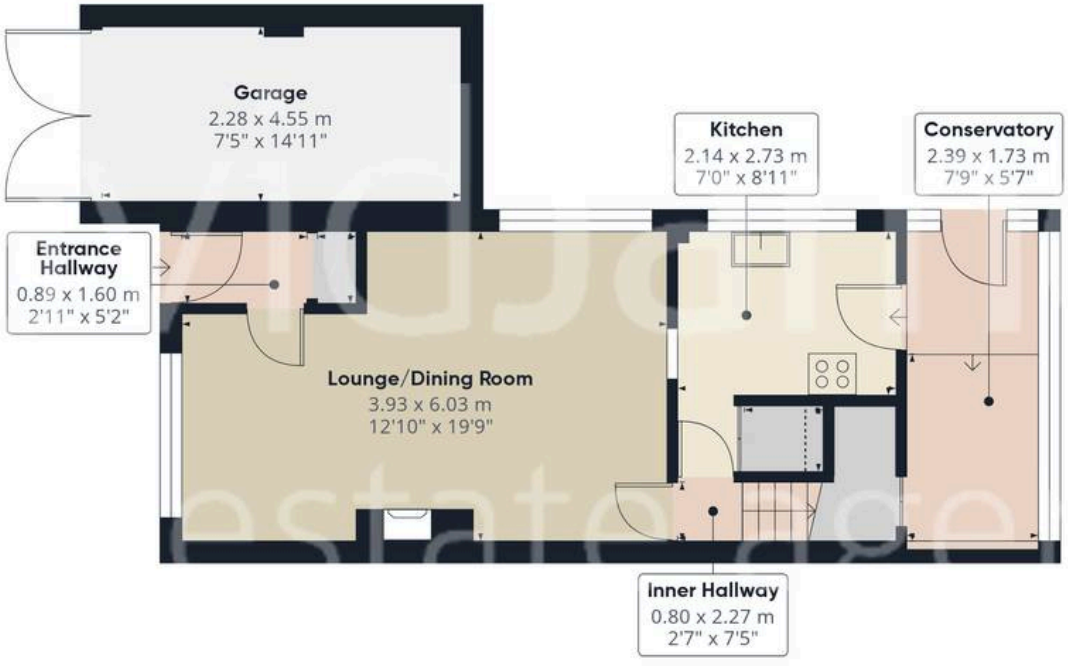




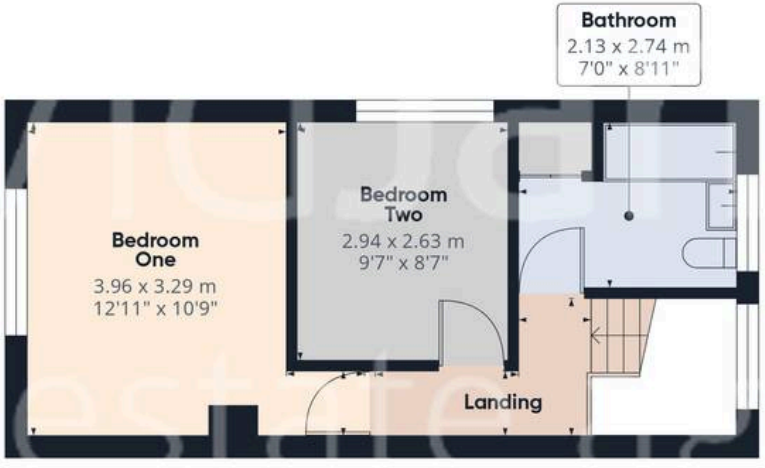








Floor 0



Floor 1

DavidJames
the estate agent

Approximate total area(1)

82 m²

882 ft²

Reduced headroom

0.2 m²

2 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

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@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.