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**4 Barnston Road, Sneinton,
Nottingham NG2 4HW**



**Price Guide:
£170,000**

**A modern three bedroomed Town House with
central heating, situated within the popular
residential area of Sneinton**

28-30 Pelham Street, Nottingham NG1 2EG

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Directional Note

Travel east out of Nottingham entering Sneinton along Sneinton Dale proceeding through the shopping area and Barnston Road is on the left hand side just past Pak Foods. The house is located on the right.

Description

The property comprises a modern two storey centre Town House, one of a block of three, providing three bedrooms, two reception rooms with gas central heating and double glazing.

The accommodation which would benefit from some upgrading and redecoration and is considered suitable for a buy to let rental or owner occupation.

Accommodation:

Ground floor:

Entrance hall

Rear Living room: 5.49m max. x 4.35m
Staircase to first floor, patio door to rear garden

Dining room: 4.75m x 2.29m

Kitchen: 3.76 m x 1.79 m max. fitted with a basic range of wall cupboard and base units with in built electric oven and gas hob

First Floor:

Bedroom 1: (Rear) 3.62m x 3.03m

Bedroom 2: (Front) 3.46m x 2.52 m

Bedroom 3: (Rear) 3.62m max. x 1.32m max.

Bathroom/Toilet: Panelled bath, pedestal wash hand basin and low suite w.c.

Outside:

At the front there is a forecourt providing off street parking and at the rear is an enclosed slabbed garden area.

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.

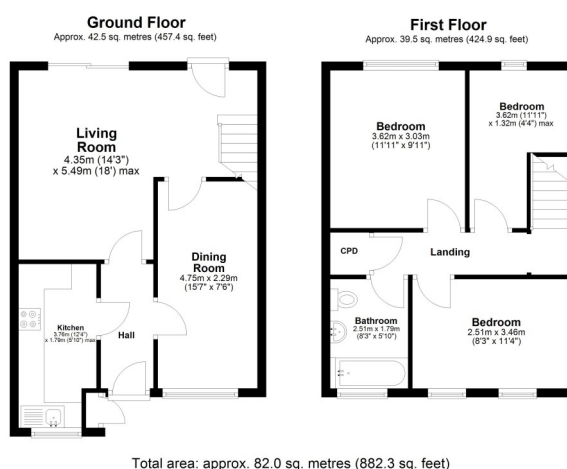
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax:

Council Tax Band B current charges **£ 2,143.09**
2026/2027 Nottingham City Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 01159586586



Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.