

Sneinton

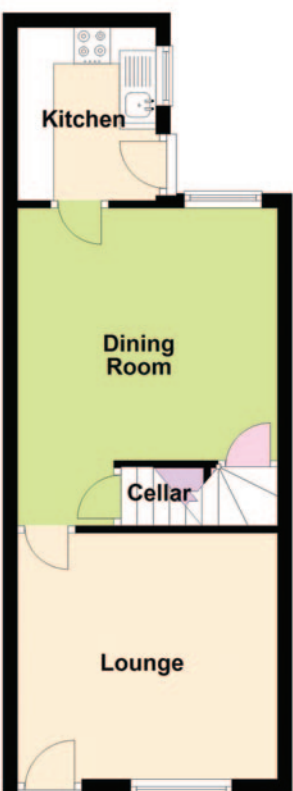
Roberts Street
Nottingham NG2 4QD

DavidJames
the estate agent



Property floor plan & measurements

Ground Floor
Approx. 33.3 sq. metres (358.0 sq. feet)



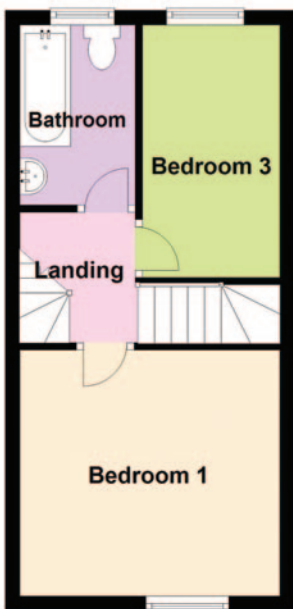
GROUND FLOOR

Lounge
3.58m x 3.40m
(11'9" x 11'2")

Dining Room
4.37m max x 3.58m max
(14'4" max x 11'9" max)

Kitchen
2.39m x 1.91m
(7'10" x 6'3")

First Floor
Approx. 28.3 sq. metres (304.6 sq. feet)



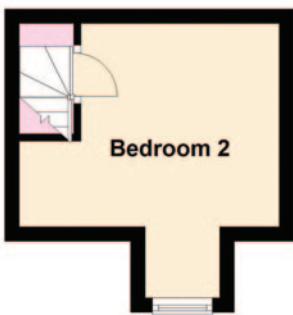
Cellar
1.14m x 0.79m
(3'9" x 2'7")

FIRST FLOOR

Bedroom One
3.58m x 3.40m
(11'9" x 11'2")

Bedroom Three
3.48m x 1.90m
(11'5" x 6'3")

Second Floor
Approx. 11.1 sq. metres (119.1 sq. feet)



Bathroom
2.48m x 1.59m
(8'2" x 5'3")

SECOND FLOOR

Bedroom Two
3.78m max x 3.58m max
(12'5" max x 11'9" max)

72.6 sq metres
(781.6 sq feet)

Total
Area
(Approx)

Nottingham
City Council

Band
A

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(C)

Guide Price

£140,000

Mid Terrace House

3 bedrooms

EPC Rating

D (58)

Tenure

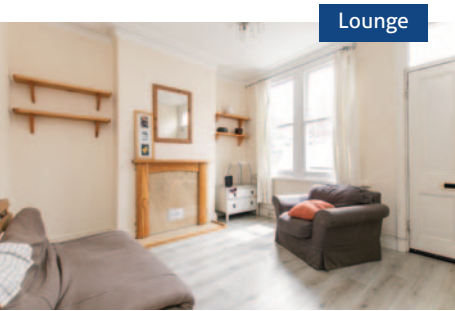
Freehold



Carlton Branch

317 Carlton Hill t 0115 987 8957 e carlton@david-james.com

www.david-james.com



Lounge



Dining Room



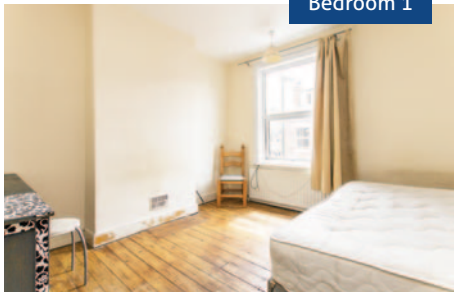
Kitchen



Bathroom



Lounge



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3

Location Map

Please note that the pin on the map may not show the exact location of the property

Key Features

- ✓ Mid-terrace family home
- ✓ Three bedrooms
- ✓ Spacious lounge
- ✓ Separate versatile dining room
- ✓ Modern kitchen with integrated appliances
- ✓ Cellar provides useful storage
- ✓ First floor family bathroom with white suite
- ✓ Low maintenance rear yard
- ✓ Residential parking permit scheme
- ✓ Sold with no upward chain

Summary

NO CHAIN!

A three bedroom mid-terrace family home within walking distance of Nottingham city centre, ideal for a first time buyer looking to take their first step on the property ladder!

There's a spacious lounge with separate versatile dining room, modern kitchen and first floor bathroom whilst outside, the area operates a parking permit scheme for residents and the property boasts a low maintenance rear yard.

Viewing highly recommended!

Stamp Duty Rates

First time purchase	£0.00
Buying your next home	£0.00
Additional or buy to let property	£4,200.00

For more information visit www.david-james.com/stampduty