



2



2



1



E

**DavidJames**  
the estate agent

**Hardstaff Road, Sneinton, Nottingham, NG2 4HS**

**Guide Price £150,000**



# About This Property

Welcome to this charming end-terrace house which is offered to the market with no upward chain and presents a perfect opportunity for first-time buyers eager to embark on their homeownership journey! Located just a short commute away from Nottingham City Centre, this property also enjoys the convenience of Sneinton's local amenities and bus services right at its doorstep!

Upon entering, you are greeted by a spacious lounge, immediately drawing attention with its feature fireplace. Adjacent, a separate dining room offers flexibility in use, easily adaptable to your lifestyle needs.

The modern fitted kitchen boasts an integrated oven, hob and extractor and has been designed with space in mind to accommodate freestanding white goods.

The ground floor also houses a bathroom equipped with a three-piece white suite.

Ascending to the first floor, the residence offers two generously sized double bedrooms.

Outside, a low-maintenance rear yard provides a private space for relaxing without the burden of extensive upkeep. For residents, permit parking is available to the front.



- End-terrace house
- Offered to the market with no upward chain
- Ideal for a first-time buyer
- Sneinton's amenities on the doorstep
- A short commute from Nottingham City Centre
- Lounge with separate dining room
- Modern kitchen with integrated cooking appliances
- Ground floor bathroom with three-piece white suite
- Two first floor double bedrooms
- Low-maintenance rear yard











Floor -1



Floor 0



Floor 1

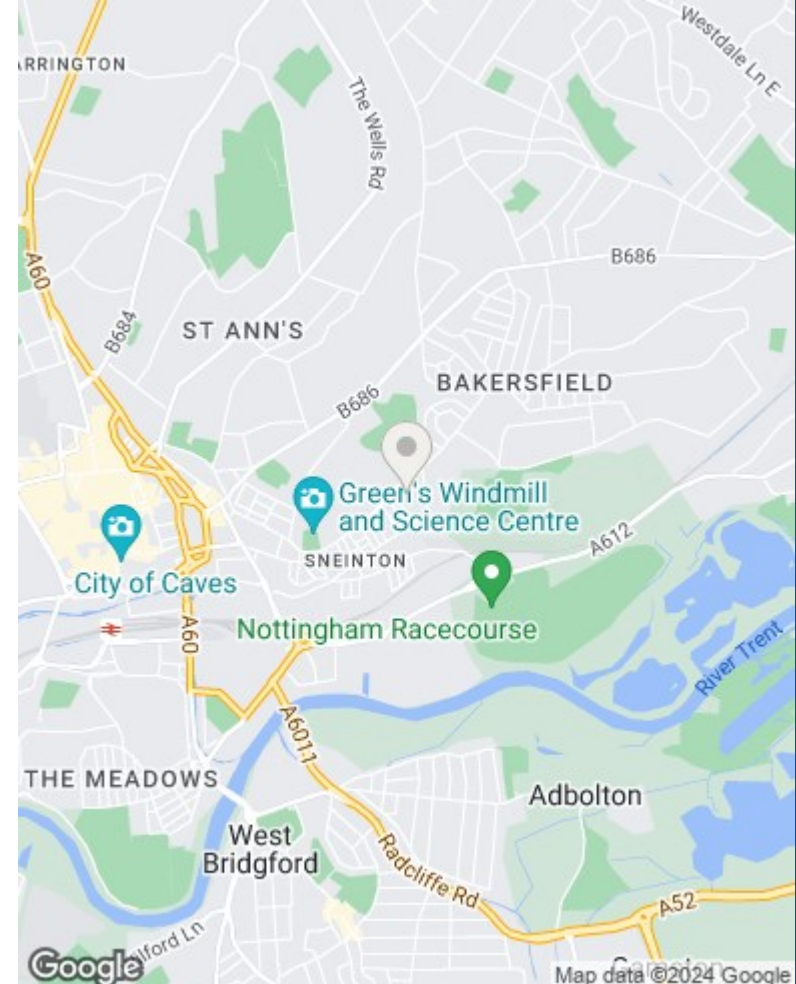


Approximate total area<sup>(1)</sup>  
72.55 m<sup>2</sup>  
780.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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. If you have a property to sell you may wish to take advantage of our free valuation service. 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).

**DavidJames**  
the estate agent

David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

naea | propertymark  
**PROTECTED**

