



**112 Burgass Road, Nottingham – NG3 6JL**

Guide Price **£170,000**

**DavidJames**  
the estate agent



## 112 Burgass Road

Nottingham

GUIDE PRICE £170,000 – £180,000 Well-presented 2 bed end-terrace house ideal for first-time buyers, investors or those seeking easy access to the city. 2 reception rooms, modern kitchen, 4-piece bathroom and southerly-facing garden! Council Tax band: A

Tenure: Freehold

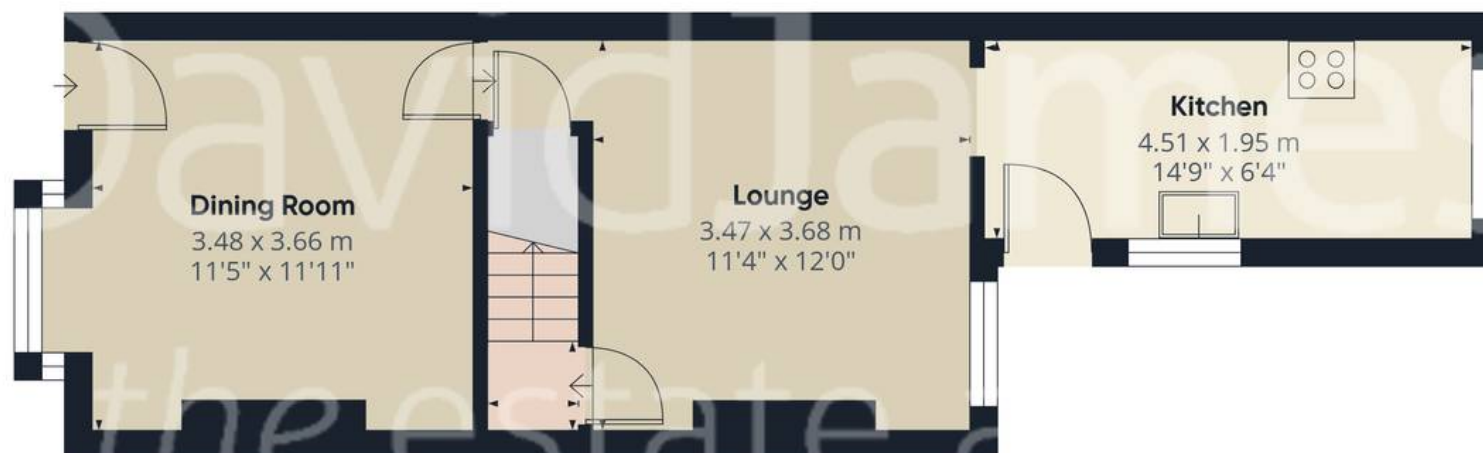
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented end-terrace home
- Ideal first-time buyers, investors or professionals seeking convenient access to the city
- Within easy reach of local shopping amenities and schools
- Two tastefully-decorated reception rooms providing flexible living and dining space
- Modern fitted kitchen with ample storage and integrated cooking appliances
- Two well-proportioned first floor double bedrooms
- Contemporary four-piece family bathroom with separate shower enclosure
- Gas central heating and uPVC double glazing
- South-easterly facing tiered rear garden with an initial patio, seating area and lawn
- A short walk from frequent bus services







Floor 0

Approximate total area<sup>(1)</sup>

68.6 m<sup>2</sup>

739 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

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