



11 Burnham Street, Nottingham – NG5 2FD

Guide Price **£240,000 – £250,000**

DavidJames
the estate agent



11 Burnham Street

Nottingham

GUIDE PRICE £240,000–£250,000 Stylish period mid-terrace offering accommodation over 3 floors; lounge & dining kitchen, 3 bed, period features, cellar, modern bathroom & private south-facing garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

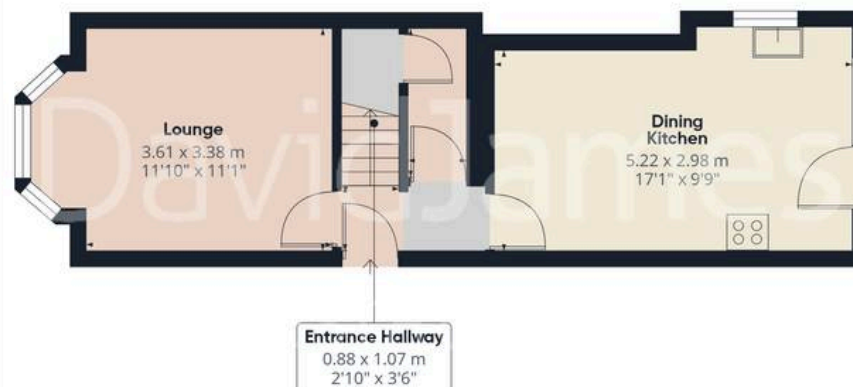
- Well-presented mid-terrace period home with accommodation across three floors
- Ideal for families, first-time buyers or those looking to take full advantage of Sherwood's excellent amenities
- Close to a wide range of local shops and retailers alongside schools and public transport links
- Bright and stylish lounge with attractive character features (including a large bay window)
- Impressive open-plan dining kitchen with integrated appliances
- Spacious primary bedroom with full-length fitted wardrobes
- Two generous double bedrooms across the second floor
- Modern four-piece family bathroom (including both a bath and separate shower enclosure)
- Good-sized cellar providing useful additional storage space
- Southerly-facing and enclosed attractive garden with patio area, timber pergola and decking







Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

102.9 m²

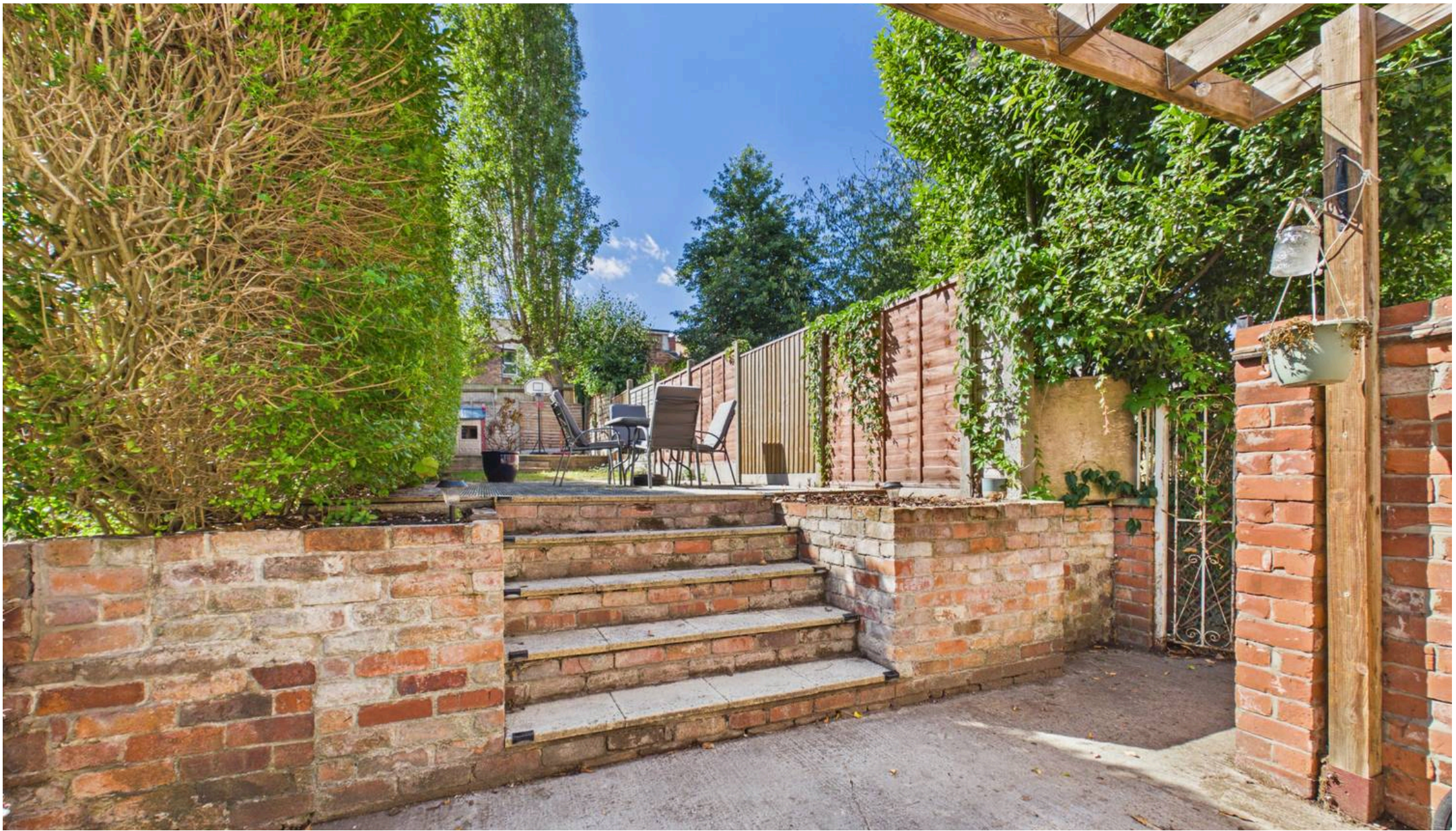
1110 ft²

(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.

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