



347 Sneinton Dale, Nottingham – NG3 7DW

Guide Price **£185,000**

DavidJames
the estate agent



347 Sneinton Dale

Nottingham

Well-presented 2 double bed terraced home within easy reach of amenities and Nottingham city centre! Lounge, open-plan dining kitchen and a modern bathroom plus a superb garden and gated driveway!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

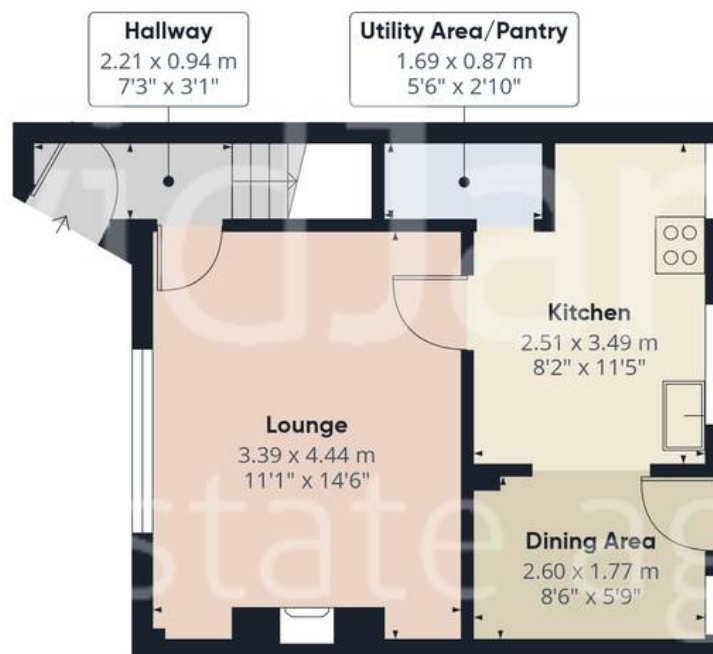
EPC Environmental Impact Rating:

- Well-presented terraced home
- Ideally positioned for Sneinton, Bakersfield and Carlton's nearby amenities and shops
- Frequent bus services within easy reach for convenient access to Nottingham city centre
- Perfect for first-time buyers, small families and professionals seeking an easy commute
- Bright and spacious lounge with a feature living flame gas fire
- Modern fitted kitchen with integrated cooking appliances and an adjoining dining area
- Two first-floor double bedrooms (both with wardrobe storage)
- Modern bathroom with a three-piece white suite, over-bath shower and vanity storage
- Fantastic enclosed rear garden with decked seating space and a variety of established planting
- Gated driveway provides convenient and secure off-street parking









Floor 0

Approximate total area⁽¹⁾

61.3 m²

660 ft²



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.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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