47 Ball Street, Nottingham - NG3 3AX

Guide Price £160,000

DavidJames
the estate agent

47 Ball Street

Nottingham

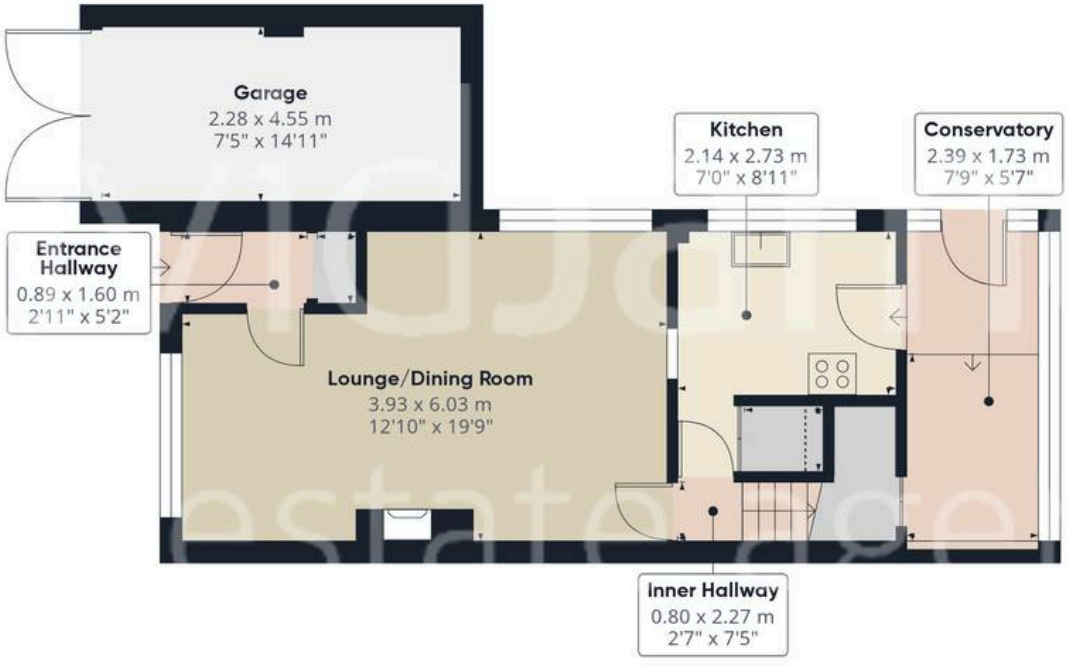
GUIDE PRICE £160,000 - £170,000 This Recently improved 2 double bed semi-detached home with no chain - close to shops, amenities, bus links & Nottingham City Centre. An appealing option for first-time buyers or investors!
Council Tax band: A

Tenure: Freehold

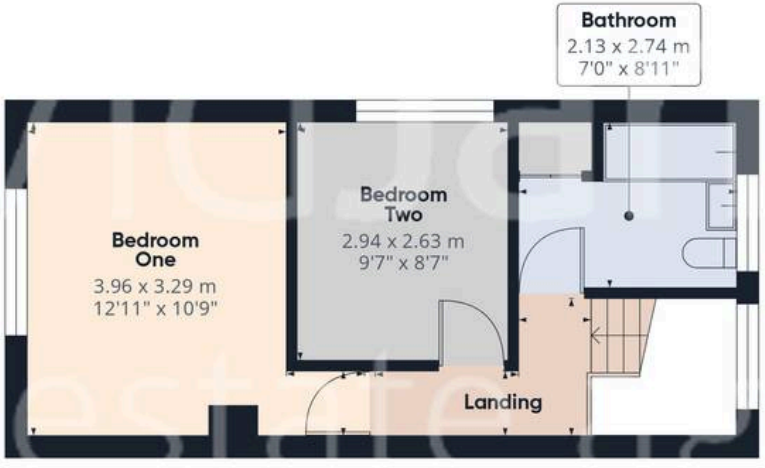
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached home with no upward chain
- Ideally located close to local shops, amenities, regular bus services and Nottingham City Centre
- Recent improvements including redecorating, partial new carpets and electrical works
- Perfect for first-time buyers or investors
- Generously sized lounge/dining room with dual aspect windows
- Modern fitted kitchen with shaker style units and integrated cooking appliances
- Good-sized conservatory with practical under-stairs storage
- Two well-proportioned double bedrooms (including main bedroom with fitted wardrobes)
- Good sized three-piece bathroom suite (including vanity basin and shower over the bath)
- Low maintenance rear garden with paved patio and garage providing off-street parking



Floor 0



Floor 1

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Approximate total area(1)

82 m²

882 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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