



737 Western Boulevard, Nottingham – NG8 5FG

Guide Price **£150,000**

DavidJames
the estate agent



737 Western Boulevard

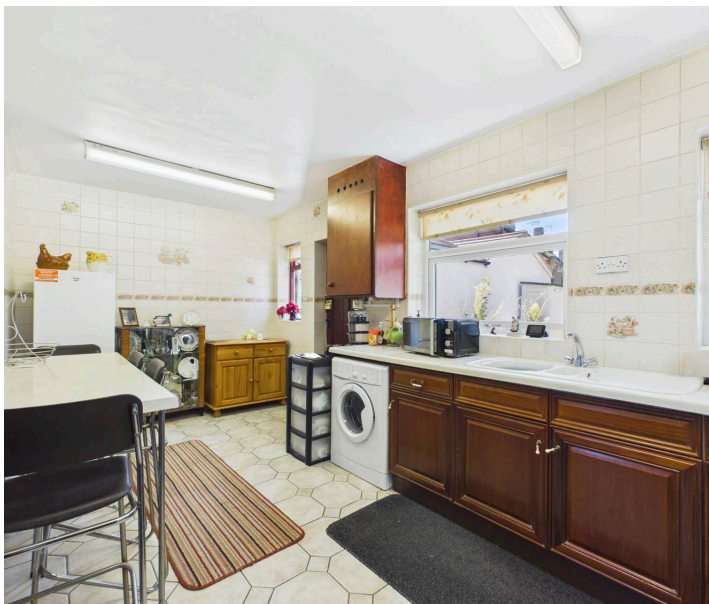
Nottingham

NO CHAIN! 2 bed terraced house with lots of potential and in a convenient setting near shops, buses and the ring road! Featuring a bright lounge, dining kitchen, bathroom and a southerly garden!

Council Tax band: A

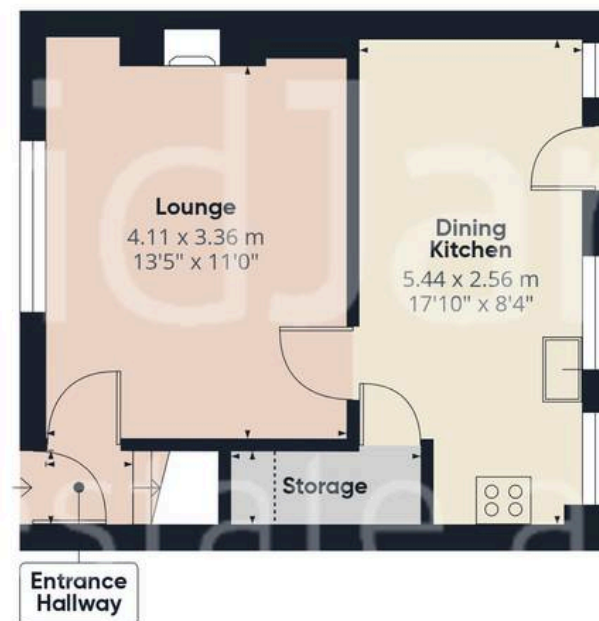
Tenure: Freehold

- Mid-terrace home situated in popular residential area
- Offered to the market with no chain
- Lots of potential to personalise
- Located close to essential amenities, transport links and the ring road for excellent connectivity across the city
- Bright and airy front-facing lounge
- Rear dining kitchen with wood-effect units and breakfast bar
- Two well-proportioned double bedrooms (both with built-in storage)
- Three-piece first floor bathroom with an accessible walk-in bath
- Low-maintenance and southerly facing paved rear garden
- Good-sized front garden with lawn and gated pedestrian access









Floor 0



Floor 1



Approximate total area⁽¹⁾

60.2 m²

648 ft²

Reduced headroom

0.4 m²

4 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.

GIRAFFE360



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