

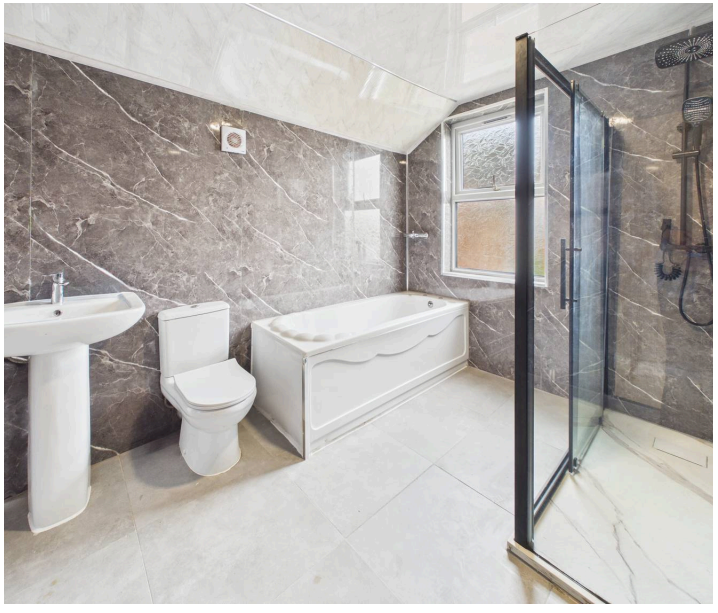
31 St. Stephens Road, Nottingham - NG2 4JR

Guide Price £210,000

DavidJames
the estate agent







31 St. Stephens Road

Nottingham

GUIDE PRICE £210,000 - £220,000. CHAIN-FREE
Three-storey terrace home offering two bright reception rooms, fitted shaker kitchen, four-piece bathroom suite and three double beds
Council Tax band: A

Tenure: Freehold

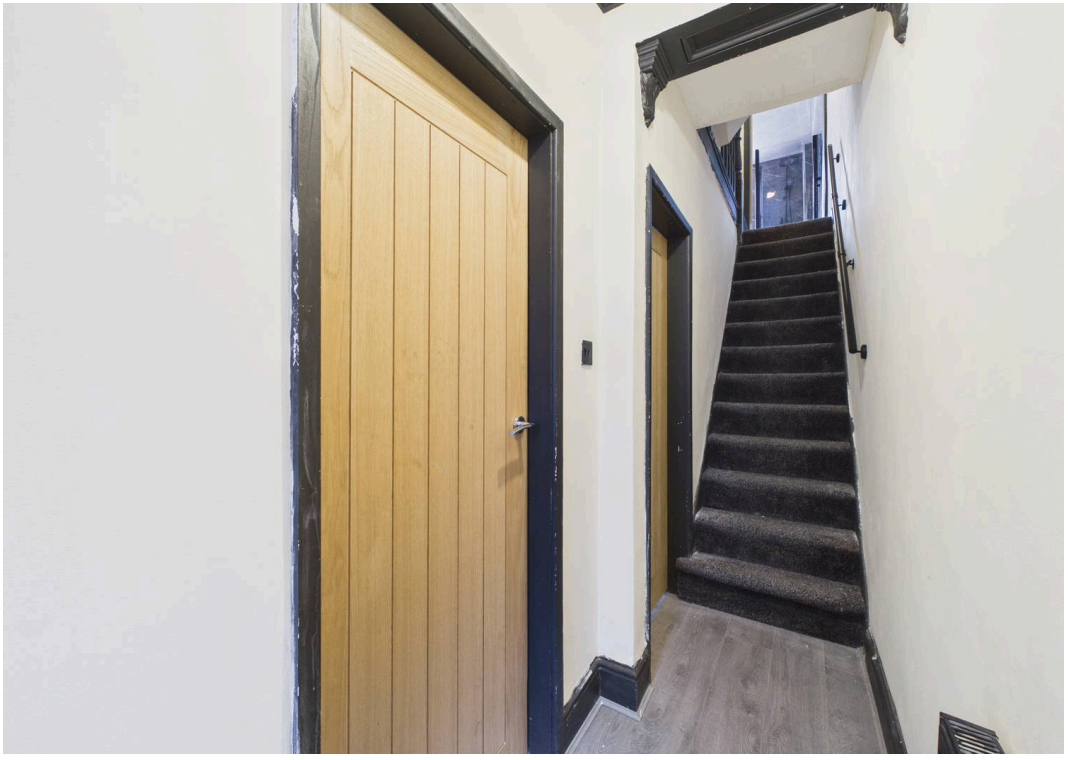
EPC Energy Efficiency Rating: D

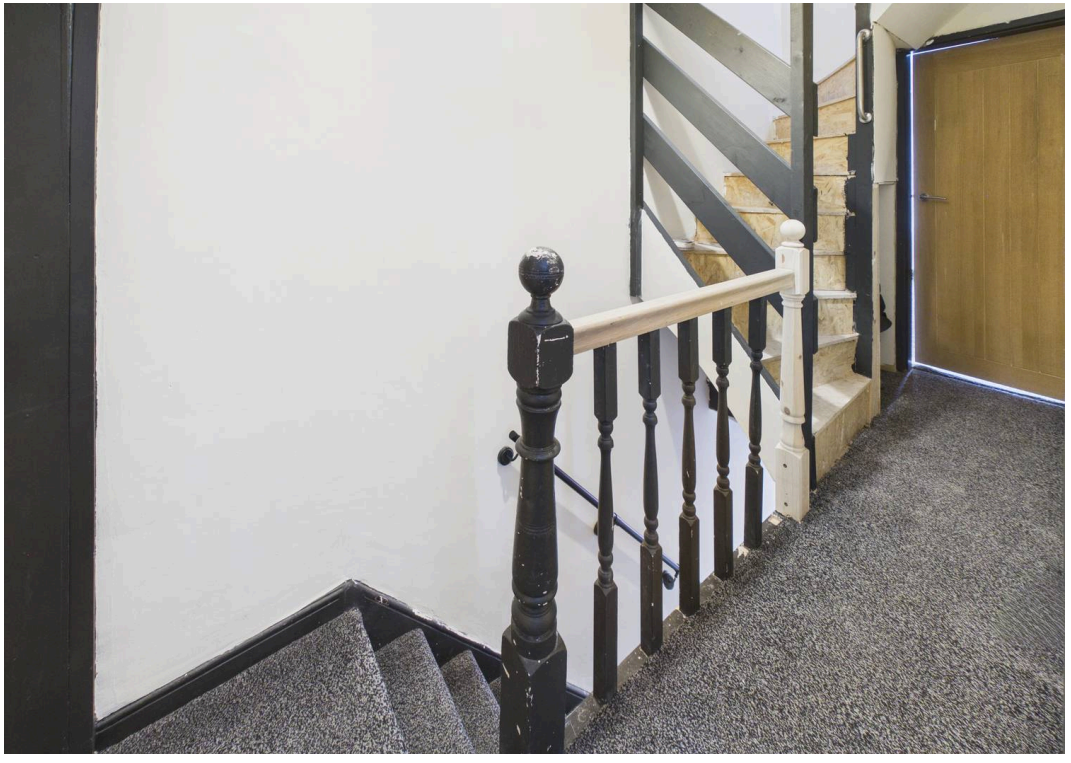
EPC Environmental Impact Rating:

- Three-storey period mid-terrace home with no upward chain
- Popular location close to Nottingham city centre and extensive amenities
- Ideal purchase for first-time buyers or investors seeking investment
- Bright and airy aspect front aspect lounge
- Separate rear reception room with a modern electric fire
- Modern fitted kitchen with grey shaker style base and wall units
- Two practical cellar spaces providing ample storage space
- Three well-proportioned double bedrooms arranged over two floors
- Modern four-piece bathroom with separate shower enclosure
- Low-maintenance rear garden with rear gated access

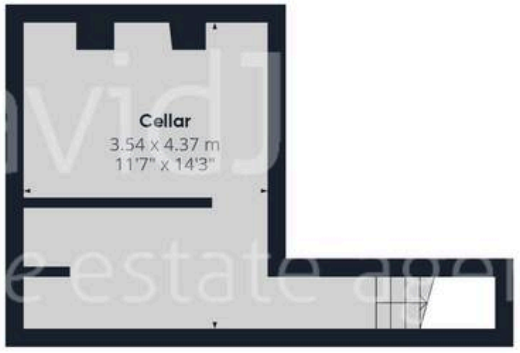












Floor -1



Floor 0





Floor 1



Floor 2

DavidJames
the estate agent

Approximate total area(1)

112 m²

1206 ft²

Reduced headroom

14.5 m²

156 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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.