



11 Westwood Road, Nottingham - NG2 4FU

Guide Price £140,000

DavidJames  
the estate agent





## 11 Westwood Road

Nottingham, Nottingham

GUIDE PRICE £140,000 - £150,000 Spacious and versatile 3/4 bed terraced house close to Sneinton's amenities! Offered with no chain and ideal for an investor or those looking for a home with potential!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Mid-terrace house
- Perfect for investors looking to expand their portfolio or buyers seeking a home with lots of potential
- Offered to the market with no upward chain
- A short walk from Sneinton's shopping facilities
- Frequent bus services nearby to Nottingham City Centre
- Versatile layout offering 3/4 bedrooms
- Good-sized lounge with a feature fireplace
- Fitted kitchen with an integrated oven and hob
- Ground floor bathroom with a three-piece suite
- Low-maintenance rear yard

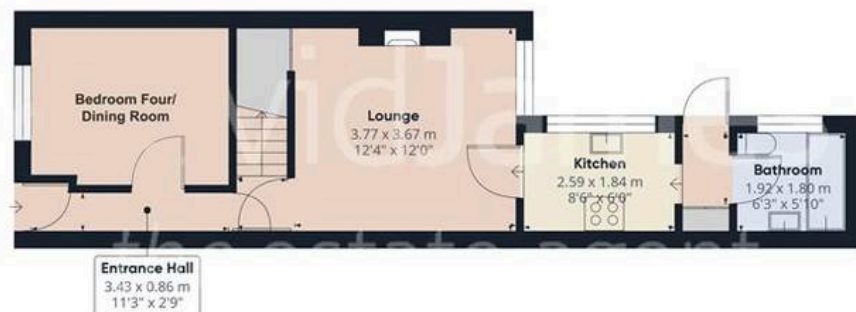












Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

68.49 m<sup>2</sup>

737.22 ft<sup>2</sup>

**Reduced headroom**

0.16 m<sup>2</sup>

1.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

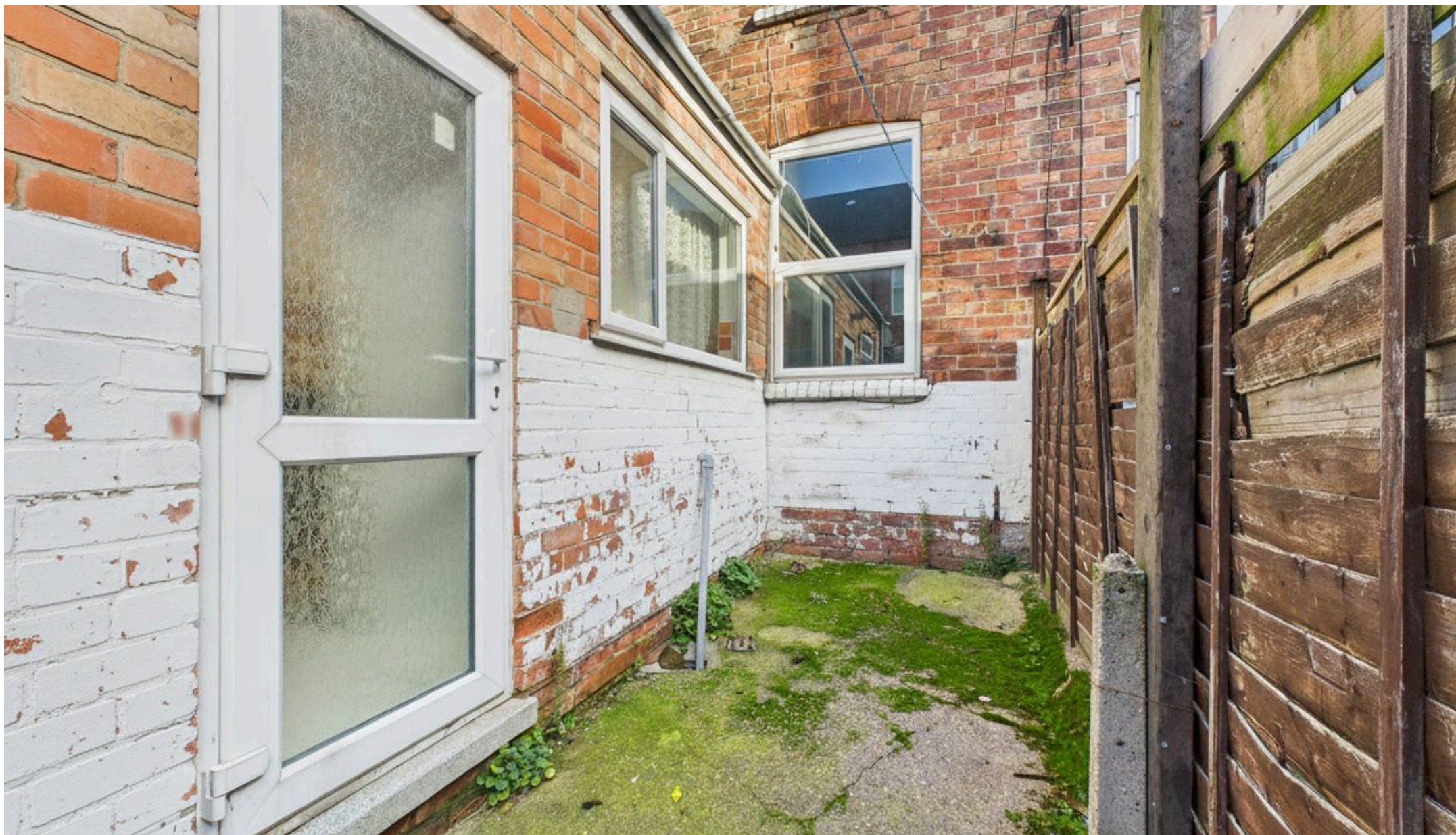
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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.