



**156 Burgass Road, Nottingham – NG3 6JP**

Guide Price **£160,000 – £170,000**

**DavidJames**  
the estate agent



## 156 Burgass Road

Nottingham, Nottingham

GUIDE PRICE £160,000-£170,000 Charming end-terraced home just a short commute from Nottingham City Centre! Bright lounge, modern dining kitchen, 3 beds and a 3-piece bathroom plus a good-sized garden!

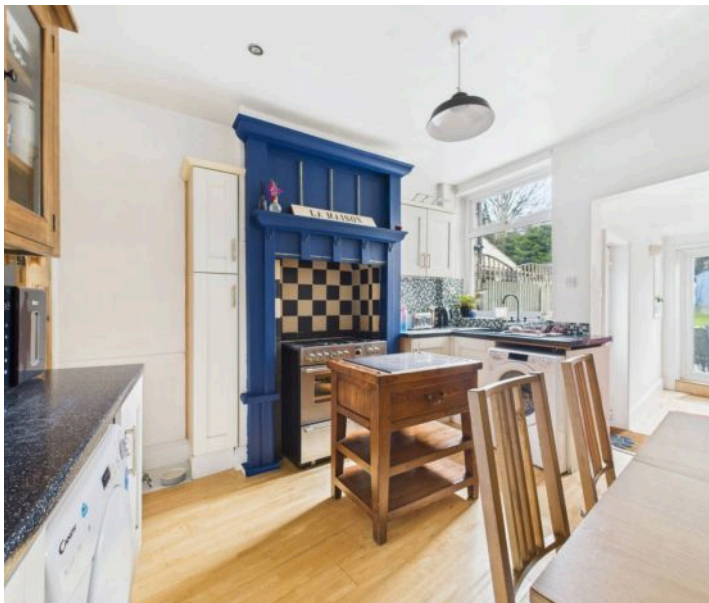
Council Tax band: A

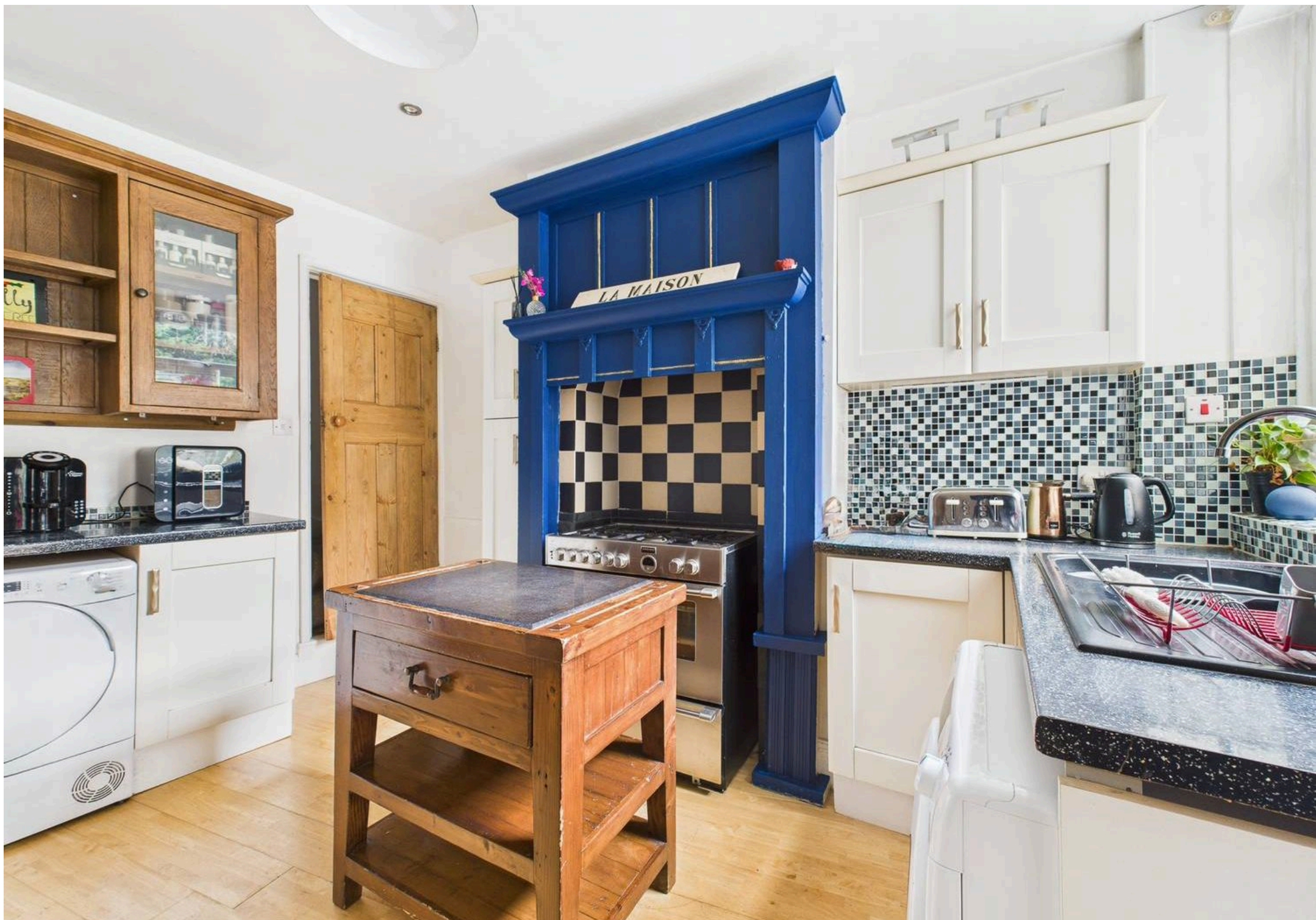
Tenure: Freehold

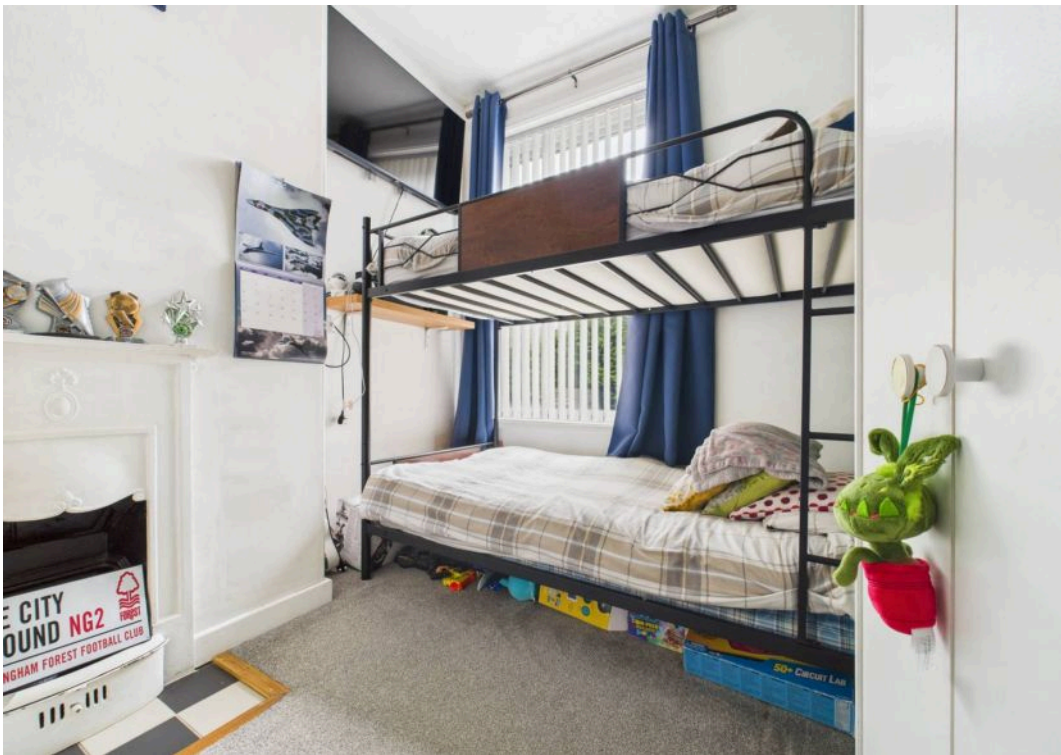
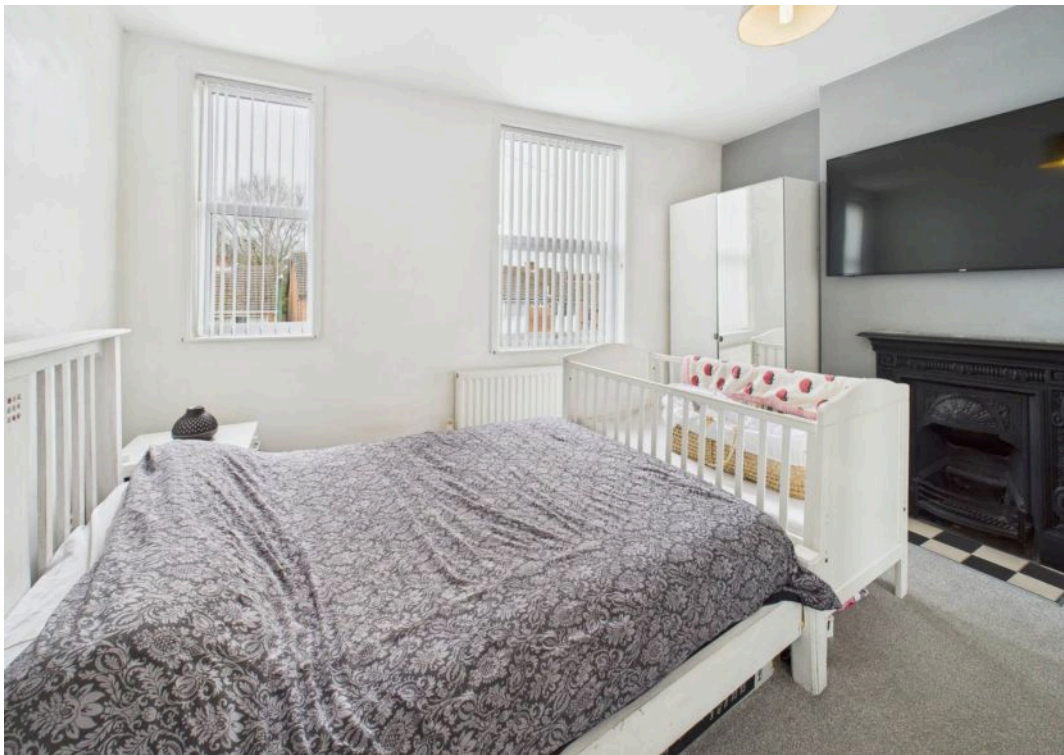
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented end of terrace family home
- Ideal for families or first-time buyers looking to step on the property ladder
- Close to Carlton's nearby amenities and popular schools
- A short walk from excellent transport links to the nearby Nottingham City Centre
- Inviting lounge with feature open fire and neutral decor
- Modern dining kitchen with an additional versatile reception space
- Three first floor bedrooms
- Well-appointed family bathroom with a white three-piece suite
- Combi gas central heating, UPVC double glazing and a boarded loft with pull-down ladder
- South-easterly facing garden with an initial patio, artificial lawn and decking









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

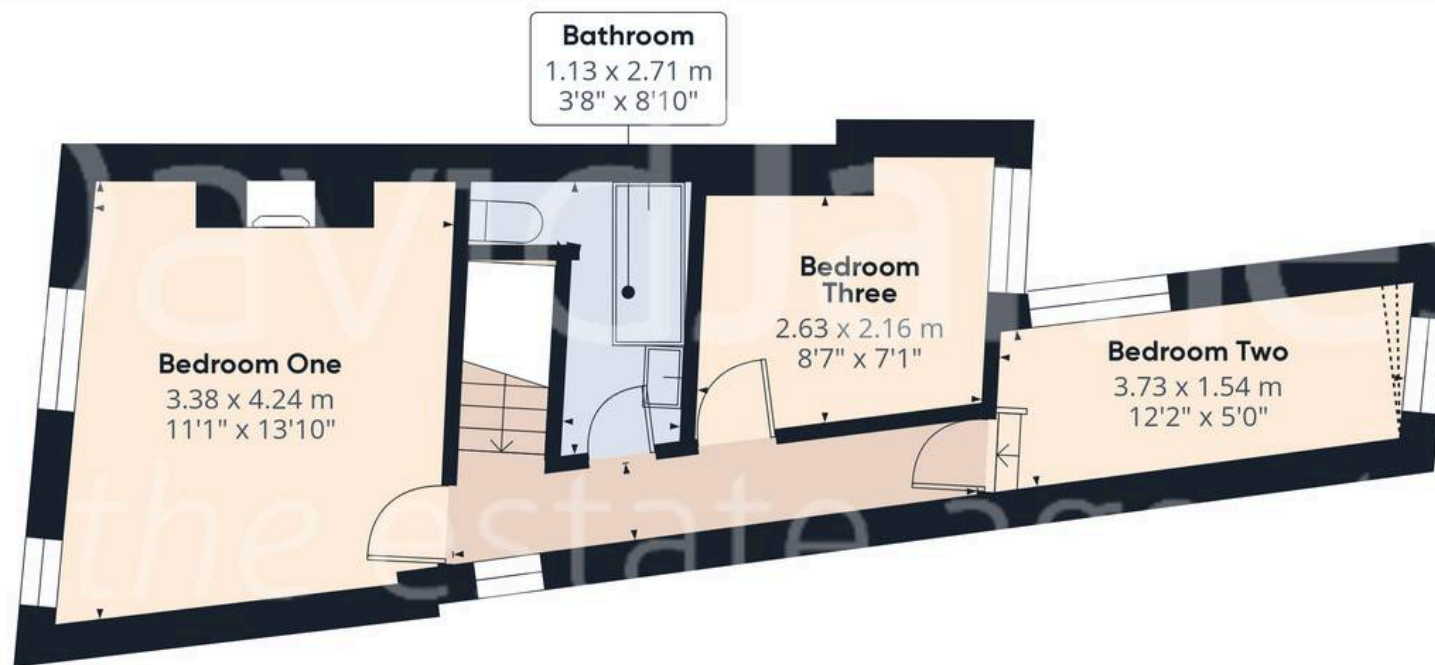
71.32 m<sup>2</sup>

767.69 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

12.91 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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