



**31 Sketchley Street, Nottingham – NG3 3DX**

Guide Price **£140,000**

**DavidJames**  
the estate agent



## 31 Sketchley Street

Nottingham, Nottingham

Guide Price £140,000–£150,000. Renovated 2-bed home offered with no chain just a short walk from Nottingham City Centre! Bright lounge, modern kitchen, contemporary bathroom and a low-maintenance garden.

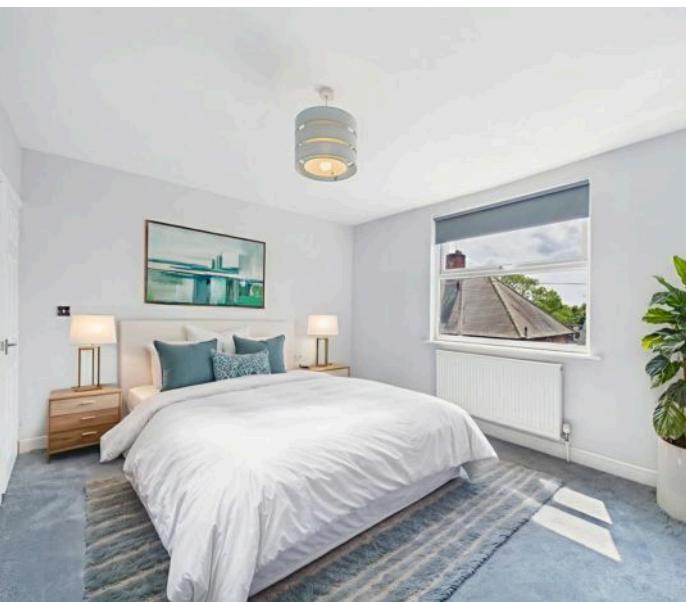
Council Tax band: A

Tenure: Freehold

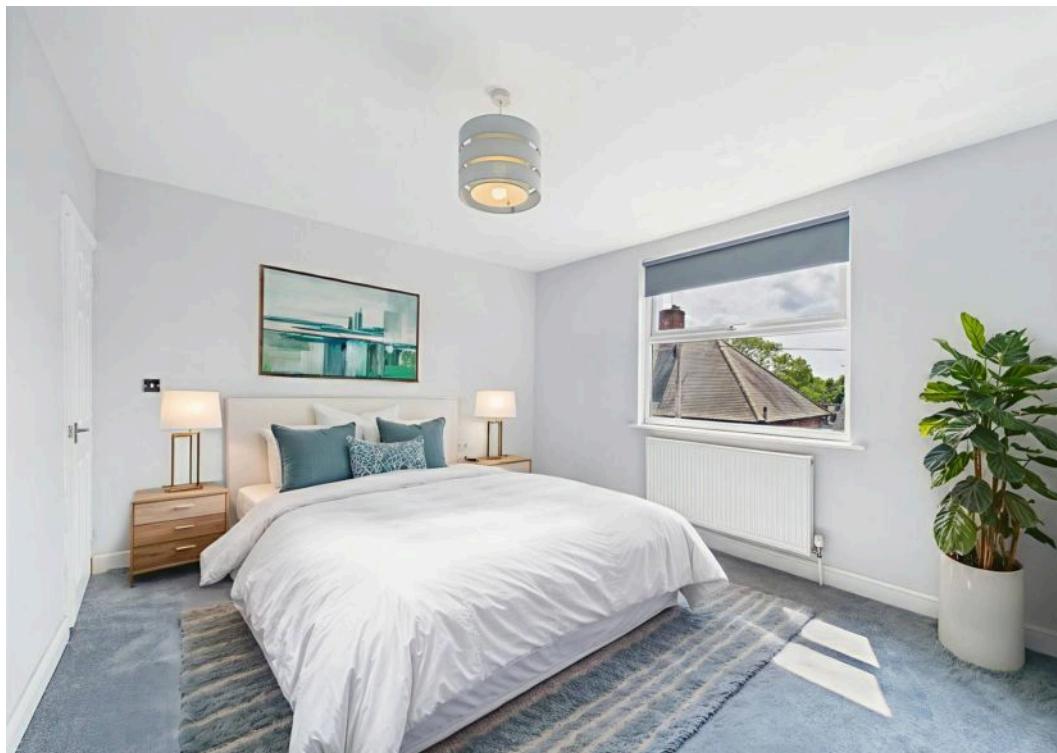
EPC Energy Efficiency Rating: D

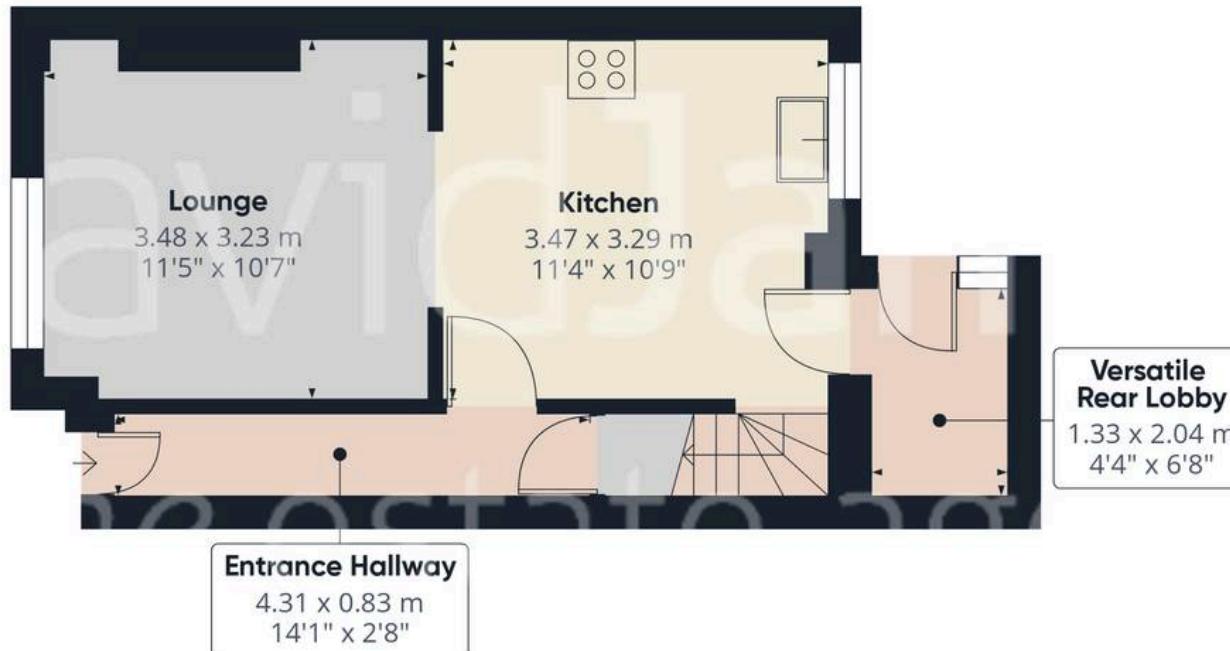
EPC Environmental Impact Rating: D

- Recently-renovated mid-terrace property
- Offered to the market with no upward chain
- Ideal for first-time buyers or buy-to-let investors
- Within walking distance of Nottingham City Centre and frequent bus services
- Bright, spacious and neutrally decorated lounge
- Modern kitchen with integrated Hotpoint appliances
- Versatile rear lobby, insulated with heating and electrics- offers extra space and potential to use as a study area
- Two first floor bedrooms
- Newly-fitted modern bathroom with a three-piece white suite
- Private low-maintenance garden with lawn and patio seating space









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

56.3 m<sup>2</sup>

606 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



## David James Estate Agents

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