



12 Sceptre Street, Nottingham – NG5 2HT

Guide Price £290,000 - £300,000

DavidJames
the estate agent



12 Sceptre Street

Nottingham, Nottingham

GUIDE PRICE £290,000–£300,000 Contemporary 3 bed townhouse with Sherwood's vibrant amenities just a short walk away! Superb open plan living space, low-maintenance garden and nearby transport links!

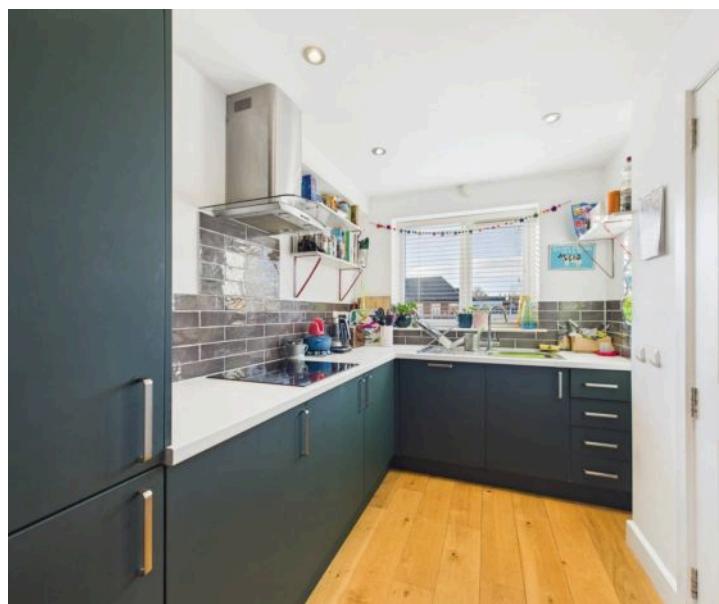
Council Tax band: C

Tenure: Freehold

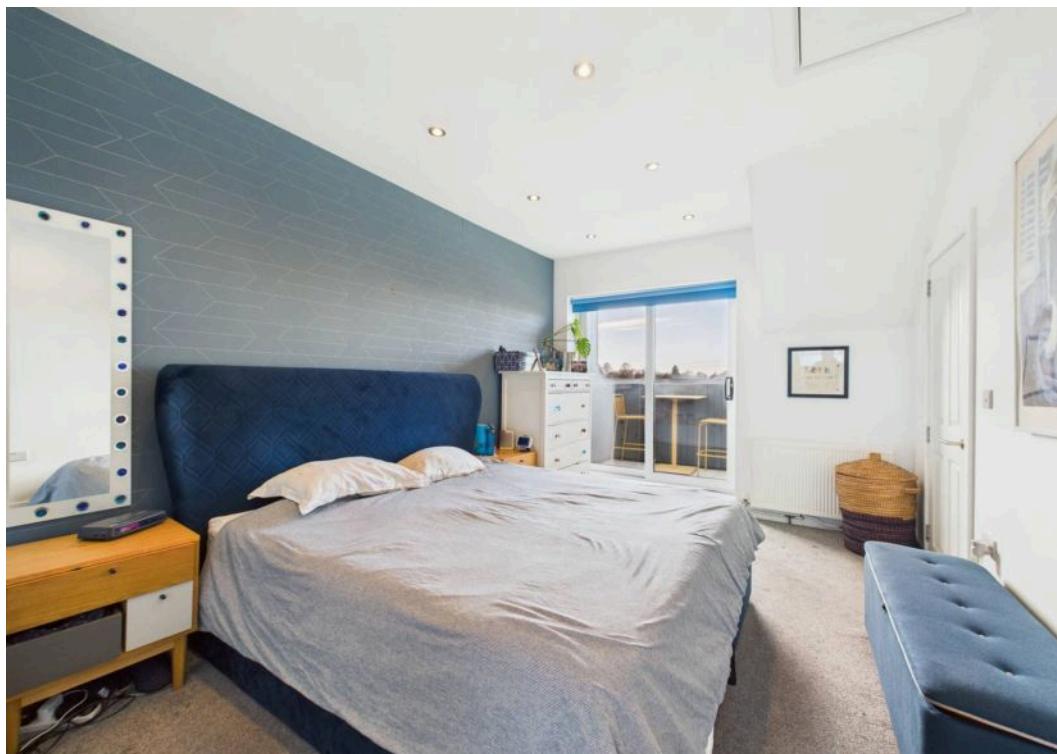
EPC Energy Efficiency Rating: B

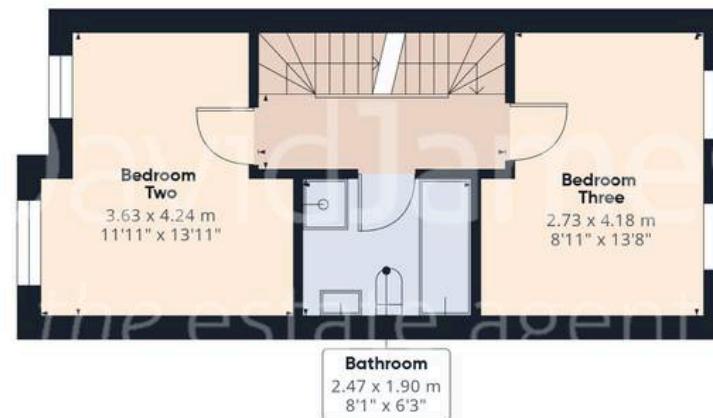
EPC Environmental Impact Rating: B

- Modern three-storey townhouse located in the heart of the ever-popular Sherwood area
- Ideal purchase for professionals, couples or families seeking modern living close to amenities
- Spacious open-plan kitchen, dining and living space ideal for entertaining and family living
- Ground floor WC for everyday convenience
- Three well-proportioned double bedrooms
- Impressive primary bedroom suite with en-suite bathroom, private balcony and study nook with skylight
- Contemporary family bathroom with separate shower and modern tiled finishes
- Low-maintenance enclosed courtyard garden with paving, raised planters and modern fencing
- Walking distance to shops, schools, amenities and excellent transport links









Approximate total area⁽¹⁾

100.1 m²
1078 ft²

Balconies and terraces

3.1 m²
33 ft²

Reduced headroom

1.7 m²
19 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.



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • 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.