



## 12 Sceptre Street, Nottingham - NG5 2HT

Guide Price £290,000 - £300,000





## 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

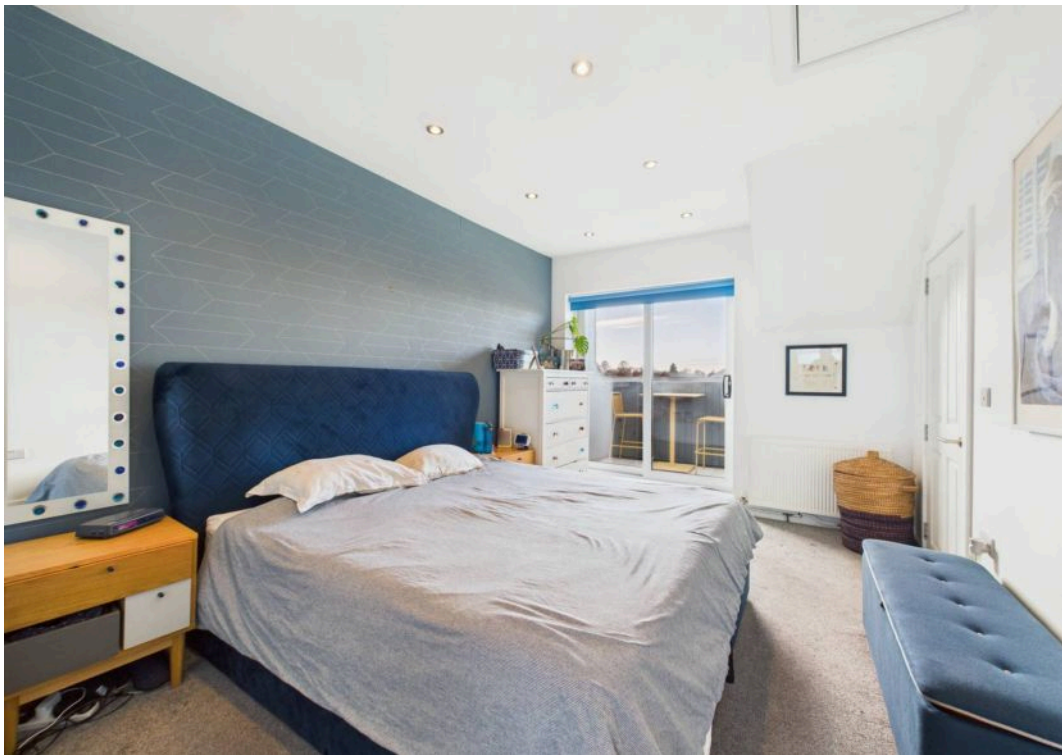
EPC Environmental Impact Rating: B

- 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











Floor 0



Floor 1



Floor 2

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

100.1 m<sup>2</sup>

1078 ft<sup>2</sup>

**Balconies and terraces**

3.1 m<sup>2</sup>

33 ft<sup>2</sup>

**Reduced headroom**

1.7 m<sup>2</sup>

19 ft<sup>2</sup>

(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





## David James Estate Agents

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