



25 Sketchley Street, Nottingham - NG3 3DX

Guide Price £150,000

DavidJames
the estate agent



25 Sketchley Street

Nottingham, Nottingham

Available to investors only and with a tenant conveniently in-situ, this 3-bed terraced home sits within easy reach of Nottingham City Centre and is offered to the market with no upward chain!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terraced house
- Available to investors only
- Tenants conveniently in-situ for immediate income (approx 5% gross rental yield)
- Offered to the market with no upward chain
- Within easy reach of the nearby Nottingham City Centre
- Bright and spacious lounge with a feature fireplace
- Breakfast kitchen with modern fittings and integrated cooking appliances
- Three bedrooms set across the first and second floors
- First floor bathroom with a three-piece white suite
- Enclosed rear garden with lots of potential







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

67.1 m²
722 ft²

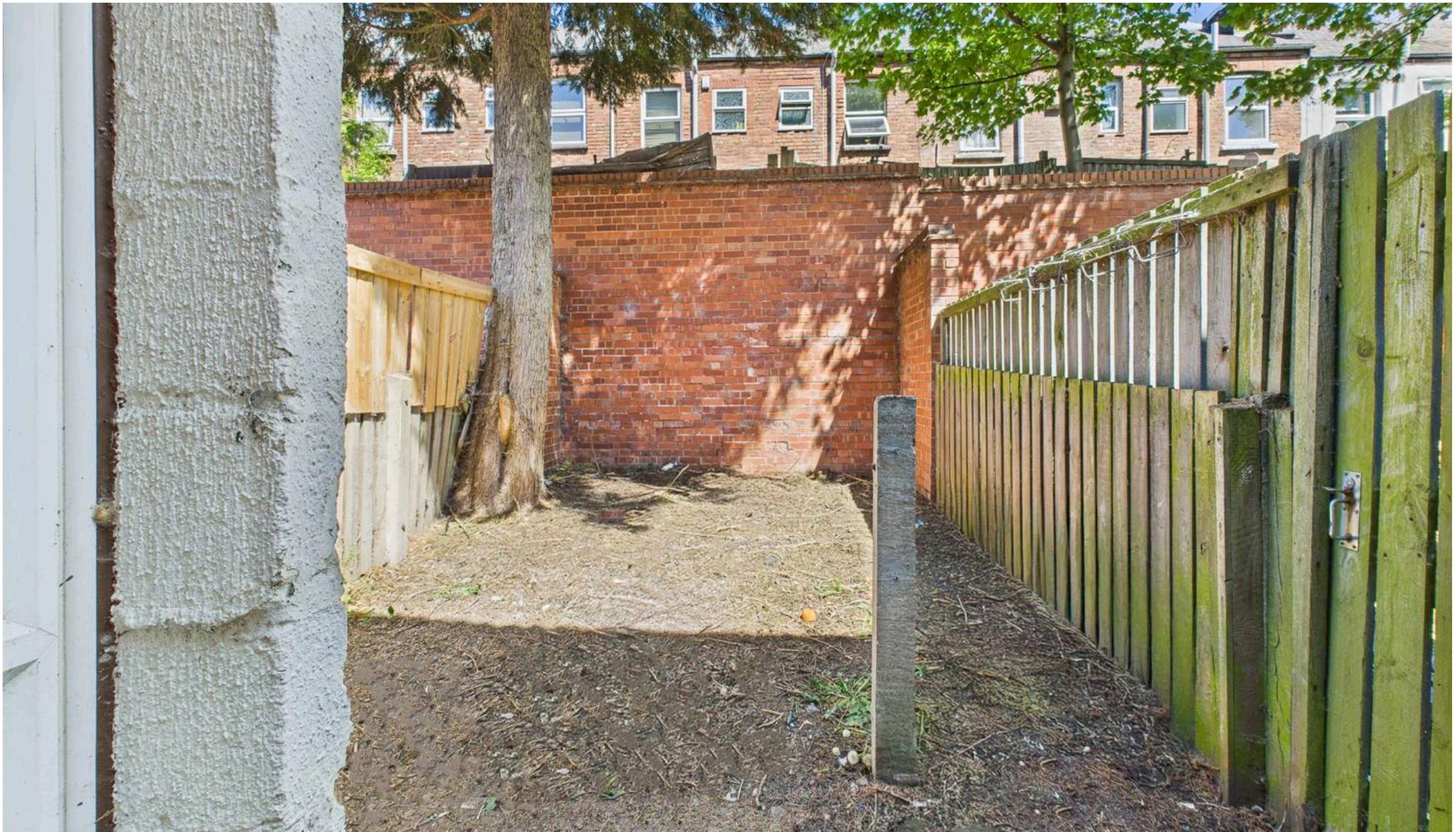
(1) Excluding balconies and terraces

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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@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.