



**2 Courtleet Way, Nottingham – NG6 8FG**  
**£160,000**





## 2 Courtleet Way

Nottingham, Nottingham

3 bed end terrace house offered with no chain and ideally positioned for easy access to Bulwell's nearby amenities! Generous living space, kitchen and bathroom plus low-maintenance gardens!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- End-terrace house offered with no upward chain
- Within easy reach of Bulwell's amenities and public transport links
- Perfect for first-time buyers, families or investors
- Entrance hallway with a convenient ground floor WC
- Bright and spacious lounge/dining room with dual aspect windows and a feature brick fireplace
- Well-equipped kitchen including an oven, hob and extractor with space for dining
- Three good-sized bedrooms
- Bathroom with a three-piece suite plus an electric shower
- Low-maintenance front garden with borders and timber fencing
- Courtyard-style rear garden with patio space and two external storage outbuildings

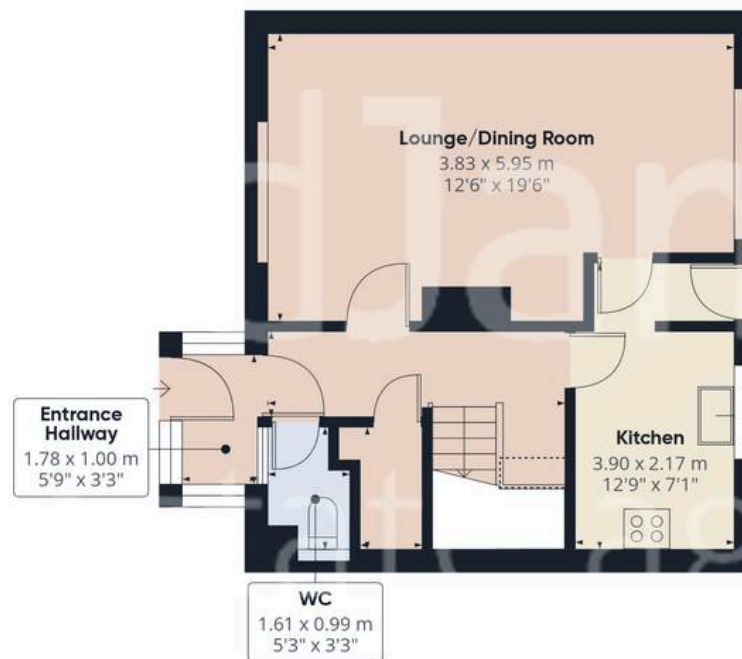












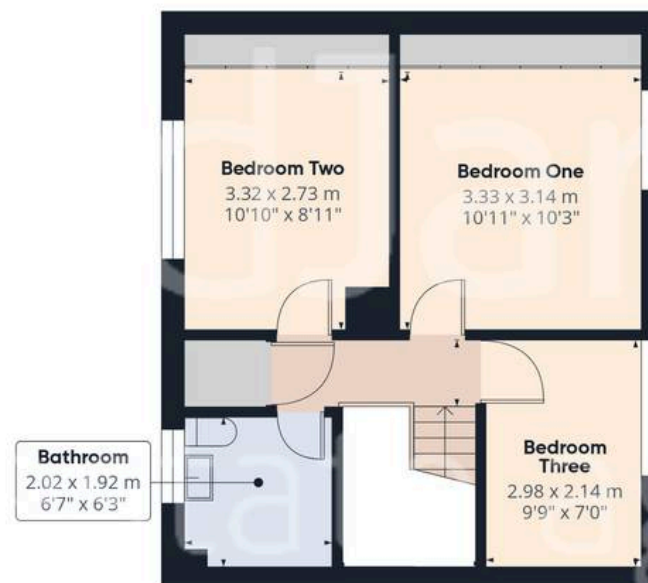
Floor 0 Building 1

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

76.7 m<sup>2</sup>  
826 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>



Floor 1 Building 1

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://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.