

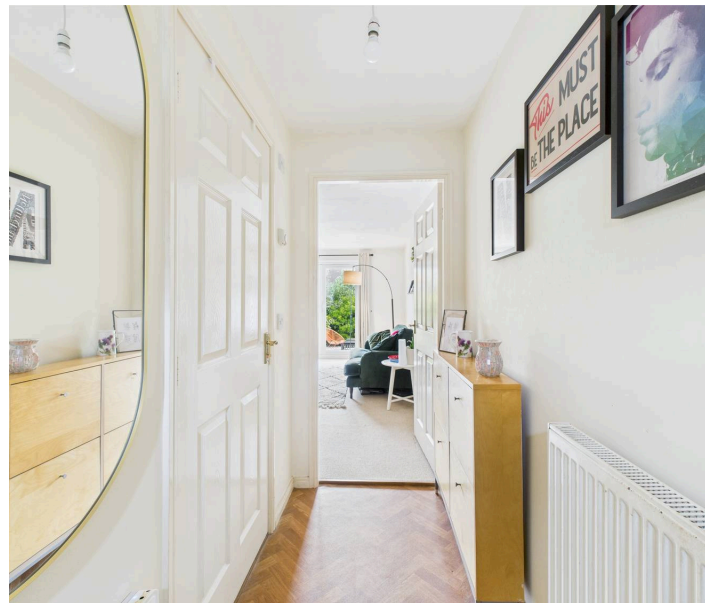


**16 Blackburn Way, Nottingham – NG5 5UZ**

Guide Price **£200,000**

**DavidJames**  
the estate agent





## 16 Blackburn Way

Nottingham, Nottingham

GUIDE PRICE £210,000-£220,000 Modern terraced house close to frequent transport links and Nottingham City Hospital. An ideal first-time buy featuring a lounge, kitchen, 2 double beds and parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented terraced house
- An ideal first-time buy or investment purchase
- Within easy reach of frequent bus services and Nottingham City Hospital
- Initial entrance hall with a cloakroom/WC
- Bright and spacious lounge with French doors
- Fitted kitchen with integrated cooking appliances
- Two first floor double bedrooms (both with in-built wardrobe storage)
- Family bathroom and an additional en-suite shower room
- Low-maintenance enclosed rear garden
- Allocated parking space to the rear

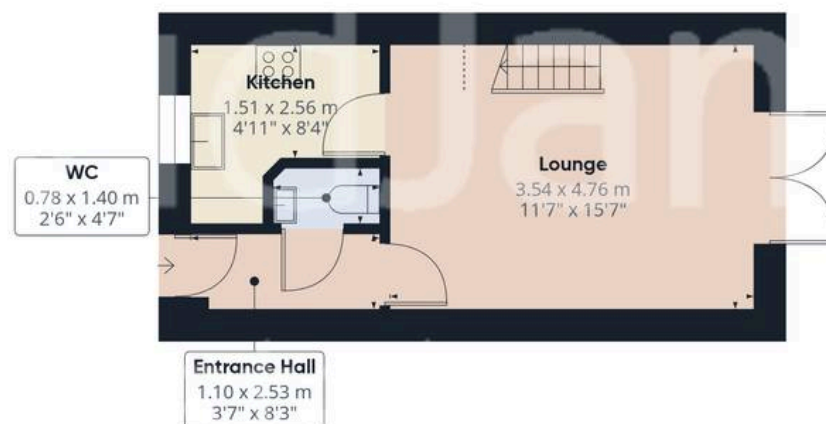












Floor 0



Floor 1

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

60.9 m<sup>2</sup>

657 ft<sup>2</sup>

**Reduced headroom**

2.6 m<sup>2</sup>

27 ft<sup>2</sup>

(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.