



41 St. Anns Valley, Nottingham – NG3 3PU
£180,000

DavidJames
the estate agent



41 St. Anns Valley

Nottingham, Nottingham

Well-presented & ideally located 3-bed mid-terrace home, close to the City Centre, perfect for first-time buyers or investors. Featuring lounge, dining area, fitted kitchen, shower room & rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Well-presented mid-terrace house in an excellent location
- Ideal for first-time buyers, investors or those seeking a convenient location
- Located within a short commute to Nottingham City Centre
- Within easy reach of local amenities, schools and frequent bus services
- Welcoming entrance hallway and with downstairs WC for added convenience
- Bright and spacious lounge with feature electric fireplace
- Versatile separate dining space with feature French doors with views over the rear garden
- Well-equipped kitchen with base, wall units and integrated appliances
- Modern three-piece shower room with vanity basin and storage
- Enclosed rear garden with lawn and paved patio area







DavidJames
the estate agent

Approximate total area⁽¹⁾

80.7 m²
868 ft²

Reduced headroom
0.6 m²
6 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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@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.