



16 Blackburn Way, Nottingham – NG5 5UZ

Guide Price **£190,000**

DavidJames
the estate agent



16 Blackburn Way

Nottingham, Nottingham

GUIDE PRICE £190,000-£200,000 Modern 2 double bed home close to frequent transport links and Nottingham City Hospital! An ideal first-time buy featuring a lounge, kitchen, en-suite and parking.

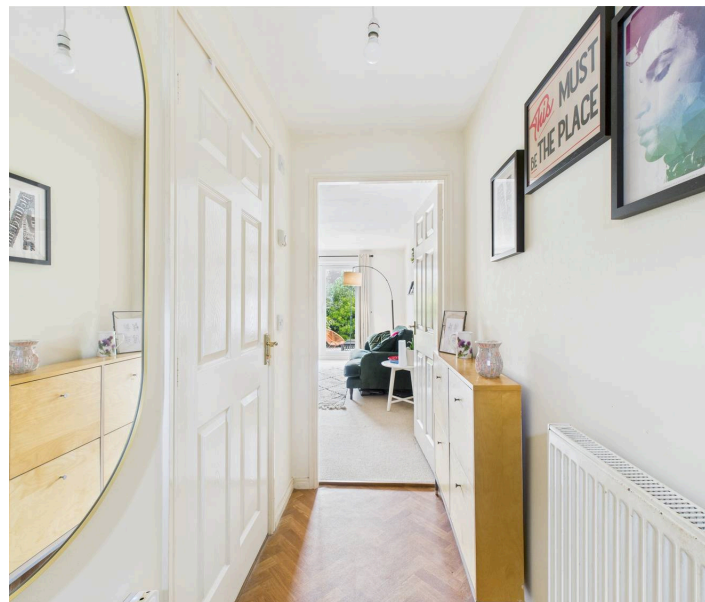
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented terraced house
- Within easy reach of frequent bus services and Nottingham City Hospital
- An ideal first-time buy or investment purchase
- 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

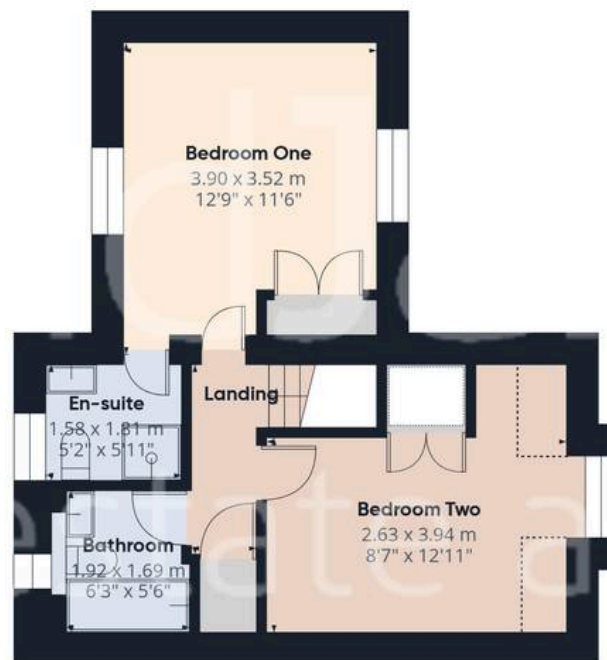








Floor 0



Floor 1

Approximate total area⁽¹⁾

60.9 m²

657 ft²

Reduced headroom

2.6 m²

27 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 are based on RICS IPMS 3C standard.

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