



35 Anstey Rise, Nottingham - NG3 2BY

Guide Price £140,000



35 Anstey Rise

Nottingham, Nottingham

CHAIN FREE AND LOTS OF POTENTIAL! 3 bed mid-terrace with a lounge, dining kitchen and southerly rear garden. Ideal for first-time buyers, growing families or those seeking an investment opportunity.

Council Tax band: A

Tenure: Freehold

- Mid-terrace home
- Available with no upward chain
- Lots of potential to modernise and personalise
- Local amenities, shops and bus services nearby
- Ideal for first-time buyers, growing families or investors
- Spacious lounge with large window enjoying views across the green
- Dining kitchen with space for a dining table and chairs
- Three well-proportioned bedrooms (including two double bedrooms)
- Three-piece bathroom suite with electric shower over bath
- Enclosed southerly-facing rear lawned garden and benefit of permit parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

54.1 m²
583 ft²

Reduced headroom

0.3 m²
4 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

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.