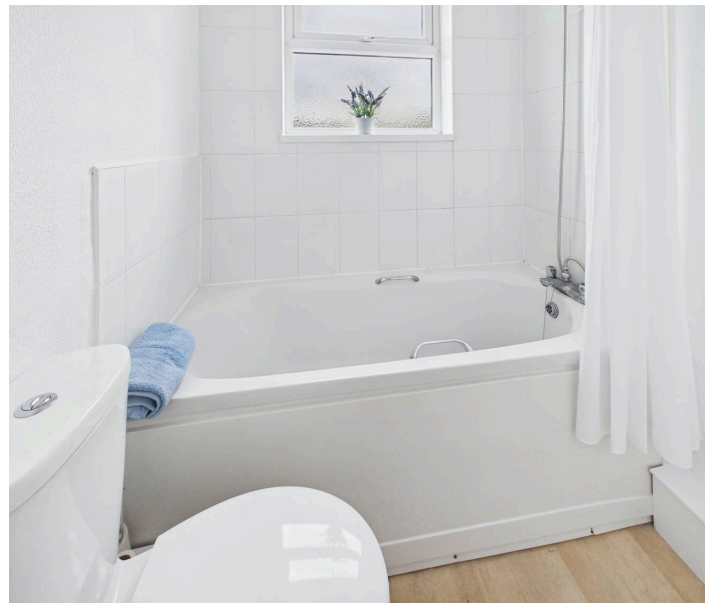




## 33 Port Arthur Road, Nottingham - NG2 4GB

Guide Price £150,000



## 33 Port Arthur Road

Nottingham, Nottingham

NO CHAIN! Well-presented 3 bed terraced house within easy reach of Nottingham City Centre! 2 reception rooms, bathroom and a low-maintenance SW-facing garden. An ideal first-time buy or investment!

Council Tax band: A

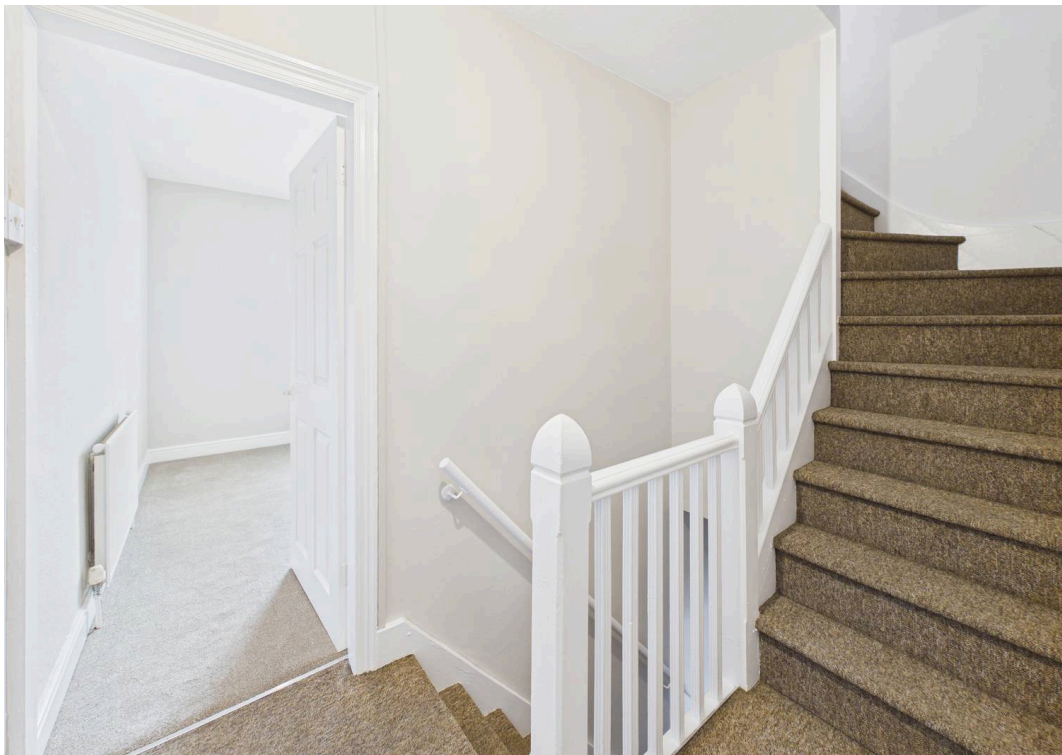
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mid-terrace house available with no upward chain
- Well-suited to first-time buyers and investors
- Recently improved and redecorated under the current ownership
- Sneinton's amenities and public transport links to the City Centre on the doorstep
- Two versatile reception rooms (lounge and separate dining/sitting room)
- Fitted kitchen with wood-effect units and integrated cooking appliances
- Two first-floor bedrooms and a further second floor double room with skylight window
- Cellar providing additional storage potential
- Well-appointed bathroom with a white three-piece suite and over-bath shower
- South-westerly facing courtyard-style rear garden







Floor -1



Floor 0

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

72.2 m<sup>2</sup>  
775 ft<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

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

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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.