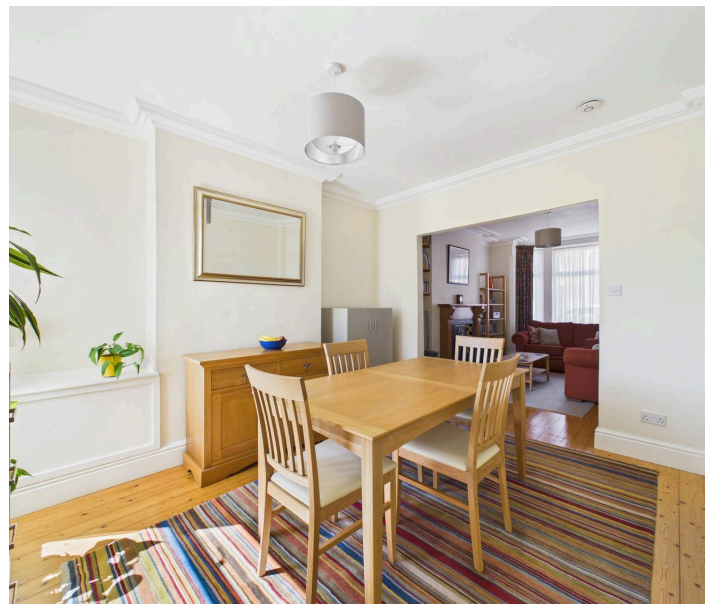




**38 Querneby Road, Nottingham - NG3 5HY**

Guide Price **£200,000**





## 38 Querneby Road

Nottingham, Nottingham

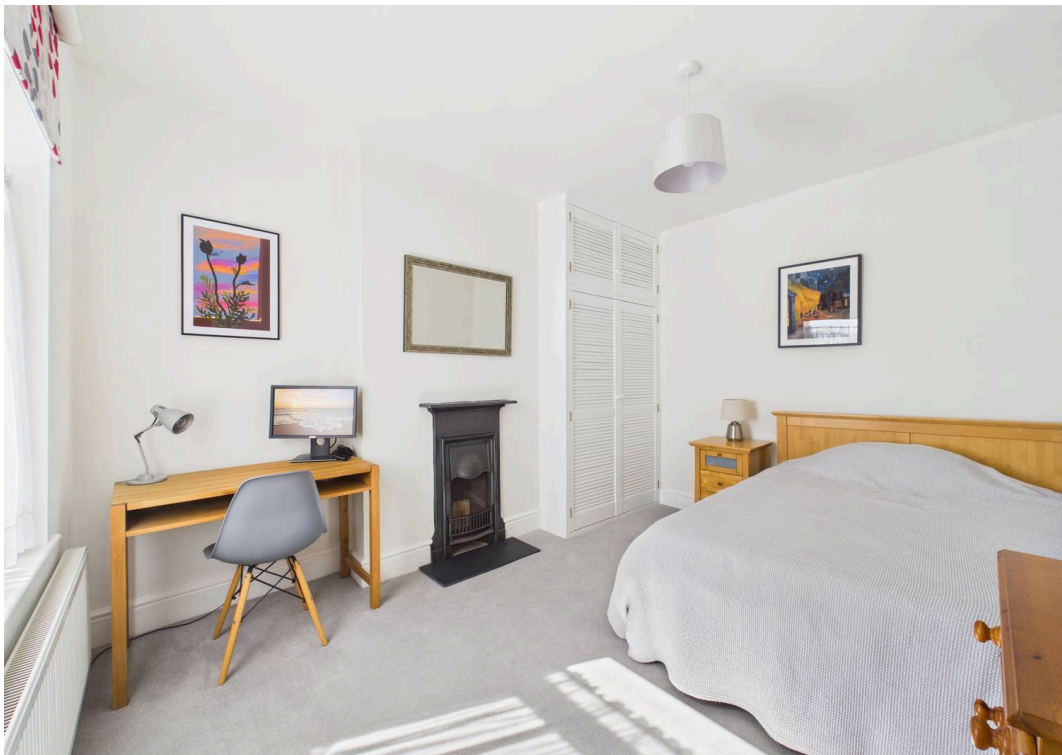
IMMACULATELY PRESENTED! Mid-terrace with local amenities and buses links on the doorstep, featuring two beds, two reception rooms, spacious bathroom, loft potential & a low-maintenance rear yard!

Council Tax band: A

Tenure: Freehold

- Immaculately presented mid-terrace period home
- Supermarket, amenities and bus routes on the doorstep
- Ideal purchase for first-time buyers and investors
- Bright and spacious bay-fronted lounge with feature fireplace
- Versatile separate dining room with space for dining table and chairs
- Fitted kitchen with wood finish units and integrated cooking appliances
- Two well-proportioned double bedrooms (both with built-in wardrobes)
- Spacious three-piece bathroom suite with mains shower over the bath
- Large loft space with lots of potential (subject to permissions)
- Delightful southerly aspect rear yard with patio and mature planting







Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
116.8 m<sup>2</sup>  
1257 ft<sup>2</sup>

**Reduced headroom**  
20.9 m<sup>2</sup>  
225 ft<sup>2</sup>

(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.



## 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.