



40 Glendon Drive, Nottingham - NG5 1FP

Guide Price £250,000 -£260,000

DavidJames
the estate agent



40 Glendon Drive

Nottingham, Nottingham

Spacious 3-bed semi-detached house offered with no chain and close to Sherwood's vibrant amenities, schools and transport links! Features spacious living areas, modern kitchen and off-street parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached home on a generous plot offered with no upward chain
- Prime location for Sherwood's excellent range of amenities, schools and transport links
- Easy access to the nearby Ring Road
- Expansive driveway with recently fitted covered carport for parking
- Generous lounge and adjoining dining area with French doors
- Modern downstairs WC for added convenience
- Modern well-equipped kitchen with range of integrated appliances
- Three bedrooms with plenty of scope for personalisation
- Contemporary shower room with sleek fittings and walk-in shower
- Good-sized rear garden









Floor 0



Floor 1

Approximate total area⁽¹⁾

84.83 m²

913.1 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@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.