

26 Verder Grove, Nottingham - NG5 9BH Guide Price £170,000









26 Verder Grove

Nottingham, Nottingham

2 bed semi-detached family home offered to the market with no upward chain and located in a cul-de-sac within easy reach of popular schools, supermarkets and frequent bus services! Viewing advised! Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Ideally positioned for access to popular local schools, supermarkets and frequent bus services
- Good-sized lounge with a feature electric fire
- Dining kitchen with a range of fitted units and space for freestanding appliances
- Versatile conservatory with French doors
- Two first floor bedrooms
- First floor shower room with a three-piece white suite
- South-facing low-maintenance garden with decking
- Driveway and garage providing convenient off-street parking













Floor 0 Building 1



70.8 m²

762 ft²

Approximate total area⁽¹⁾

DavidJames the estate agent

Reduced headroom

 $1 \, \text{m}^2$

10 ft²

Floor 1 Building 1



(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.

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Floor 0 Building 2



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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