



26 Verder Grove, Nottingham – NG5 9BH

Guide Price **£170,000**

DavidJames
the estate agent



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



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

70.8 m²

762 ft²

Reduced headroom

1 m²

10 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.

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