



15 Orville Road, Nottingham – NG5 1NE

Guide Price **£200,000**

DavidJames
the estate agent



15 Orville Road

Nottingham, Nottingham

GUIDE PRICE £200,000 - £220,000 We are delighted to offer to the market this 2 bed extended semi-detached home - close to local amenities and ideal for first time buyers or investors!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

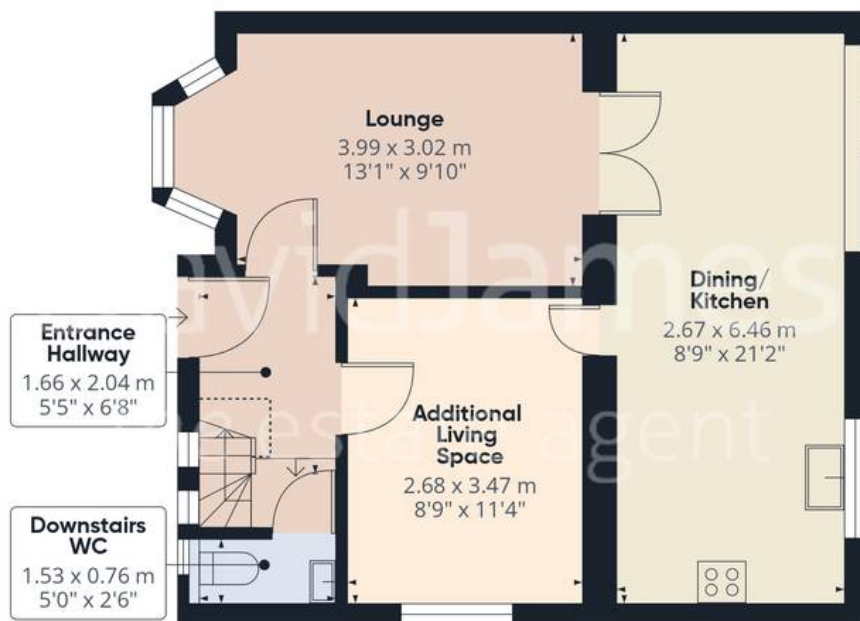
EPC Environmental Impact Rating: D

- Extended semi-detached home in a cul-de-sac position
- Great location close to shops, bus links and the City Hospital
- Perfect first-time purchase or buy-to-let investment
- Welcoming entrance hallway with downstairs WC for added convenience
- Stylish and modern lounge with feature bay window
- Good-sized dining/kitchen with wood-effect kitchen units, breakfast bar and patio doors
- Versatile additional reception room (potential as a dining room, family snug or additional living space)
- Two bright and airy double bedrooms (main bedroom with feature bay window)
- White three-piece bathroom suite with electric shower over the bath
- Good-sized westerly-facing rear garden with driveway to the front and garage providing off-street parking

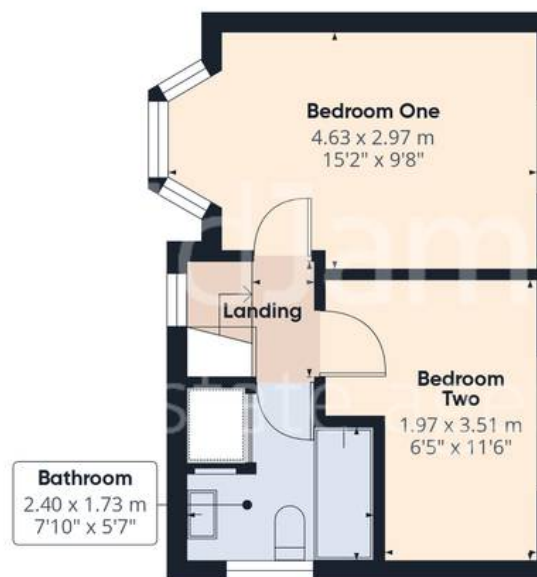








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

72.4 m²

780 ft²

Reduced headroom

0.5 m²

5 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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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.