



2 Ivy Grove, Nottingham - NG7 7LZ

Guide Price £140,000



2 Ivy Grove

Nottingham, Nottingham

Stylish 2 bed end-terrace house boasting open-plan living, modern kitchen, courtyard garden and City connectivity – ideal for first-time buyers, investors and professionals seeking an easy commute!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- End-terrace home tucked away from the roadside
- Perfect for first-time buyers, investors and professionals
- Convenient location within easy reach of local amenities
- Frequent bus and tram links nearby to Nottingham City Centre
- Generous and contemporary open plan ground floor layout incorporates living, dining and kitchen space
- Feature open-tread staircase and wooden beam
- Modern fitted kitchen with a breakfast bar and integrated cooking appliances
- Two spacious double bedrooms on the first floor
- Modern bathroom fitted with a white three-piece suite
- Low maintenance and private rear courtyard area







**Entrance
Porch**
1.12 x 0.95 m
3'8" x 3'1"



Floor 0



Bathroom
2.38 x 2.23 m
7'9" x 7'3"

Floor 1

Approximate total area⁽¹⁾

60 m²

646 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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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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