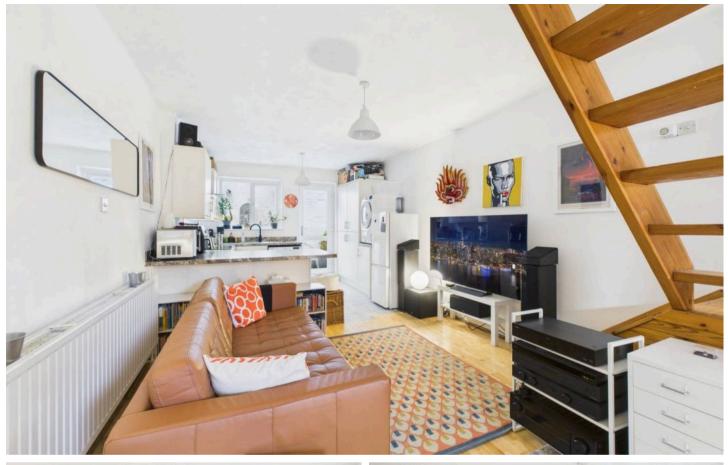


2 Ivy Grove, Nottingham - NG7 7LZ Guide Price £140,000









2 Ivy Grove

Nottingham, Nottingham

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

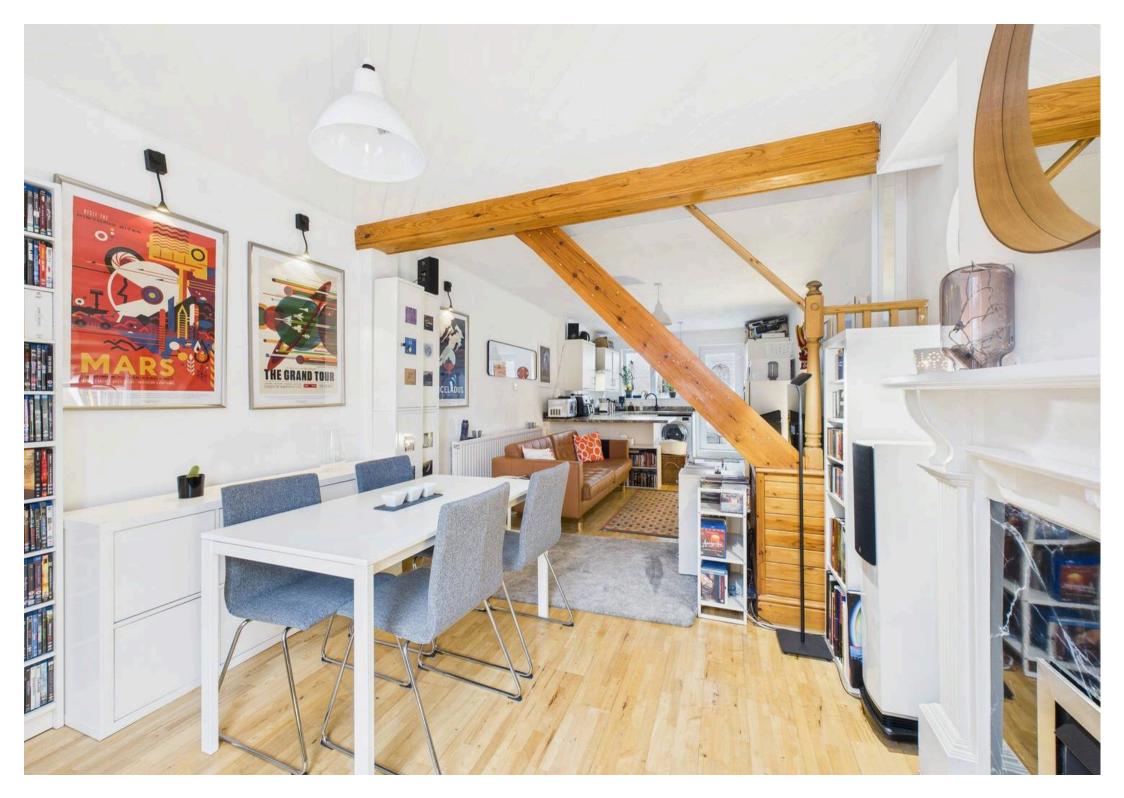
Council Tax band: A

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.

GIRAFFE360



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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.