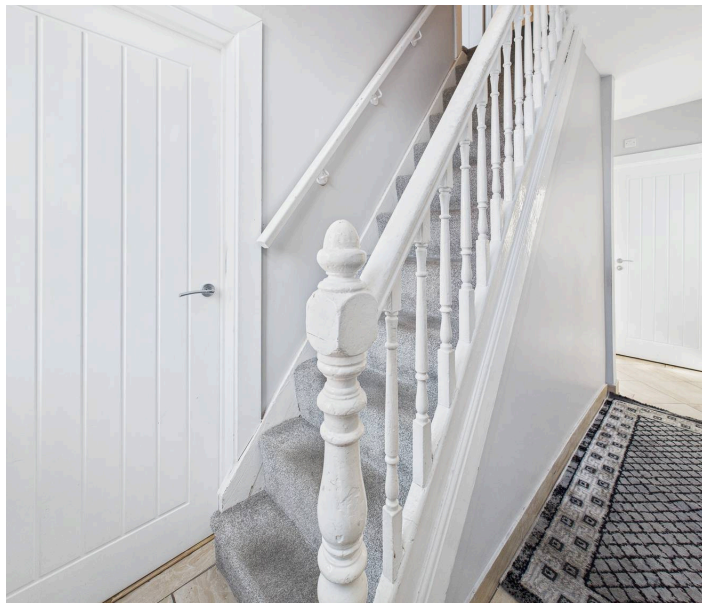




2 Abbey Grove, Nottingham - NG3 3AU

Guide Price £220,000

DavidJames
the estate agent



2 Abbey Grove

Nottingham, Nottingham

NO CHAIN! A 3 double bed detached family home located just a short commute from Nottingham City Centre! Offering 2 reception rooms, modern kitchen, shower room, further bathroom and an enclosed garden

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached double-bay fronted family home
- Offered to the market with no upward chain
- A short commute to the nearby Nottingham City Centre
- Bright and spacious lounge with a feature bay window
- Separate versatile dining/sitting room with a feature bay window
- Modern kitchen with matte grey cabinetry and integrated cooking appliances
- Three first floor double bedrooms
- Ground floor shower room and a further first floor contemporary bathroom
- Cellar providing useful storage space
- Good-sized lawned garden with a paved patio seating area



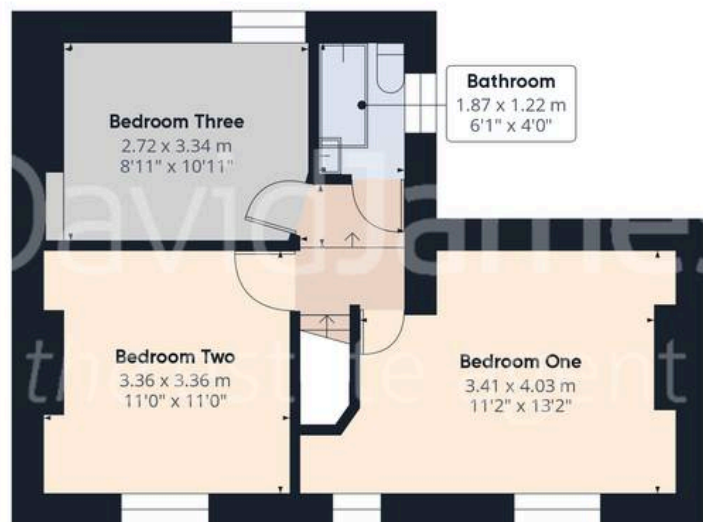




Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

80.01 m²

861.22 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.