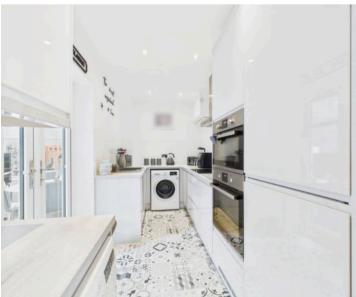


26 Elford Rise, Nottingham - NG3 2BN Guide Price £200,000









26 Elford Rise

Nottingham, Nottingham

Guide price £200,000-£220,000.Immaculately presented 2 bed end-terrace home close to the City Centre's amenities and transport links.

Stylish modern lounge, kitchen and low-maintenance side garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately presented extended house with useful outbuildings having the benefit of electrics
- Modern, bright and spacious lounge with feature media wall
- Extended sitting room with the benefit of a lantern providing ample natural light
- Stylish well-equipped kitchen with integrated fridge/freezer, dishwasher and cooking appliances
- Two double bedrooms (main bedroom with built-in wardrobes and storage cupboard)
- Modern shower room with walk-in shower and mains dual-head rainfall shower
- Perfect for first time buyers, downsizers or investors
- Generous block paved driveway with ample off-street parking and gates for added security and peace of mind
- Low maintenance garden with outside tap and two double outside sockets
- Great location close to Nottingham City Centre's amenities and transport links













Floor 0 Building 4

3.63 x 2.23 m 11'11" x 7'3"

Floor 0 Building 5

DavidJames the estate agent

Approximate total area⁽¹⁾

69.9 m² 753 ft²

(1) Excluding balconies and terraces

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.