



26 Elford Rise, Nottingham – NG3 2BN

Guide Price **£200,000**

DavidJames
the estate agent



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 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5



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.

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