



DavidJames
the estate agent

Abbey Grove, Nottingham, NG3 3AU

Guide Price £130,000

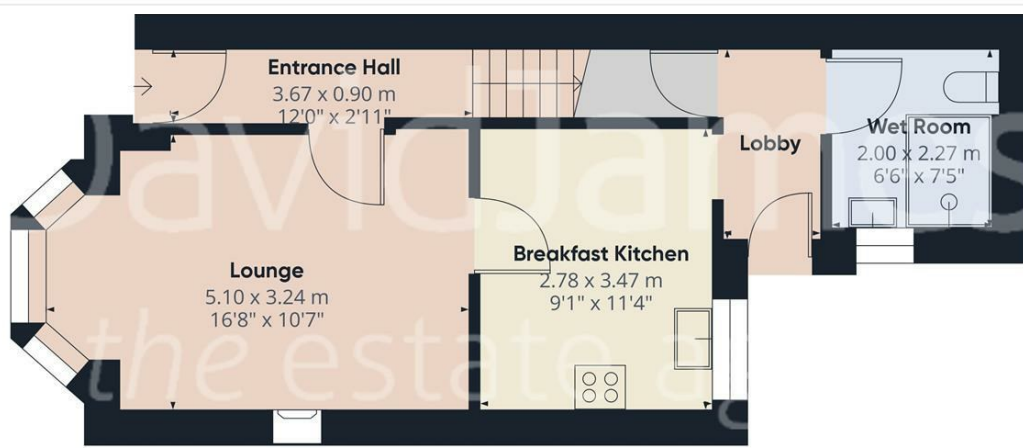
About This Property

This semi-detached house is an excellent opportunity for those seeking a property with immense potential for improvement. Offered with no upward chain, this home promises great rewards for those willing to invest in its transformation. Situated within easy reach of Nottingham City Centre, it is ideal for city commuters, further benefiting from being a short walk from frequent bus services. The property features an entrance hall that leads to a good-sized lounge which has a feature fireplace and bay window. The breakfast kitchen offers space for freestanding appliances and additionally, there's a handy cellar with power and lighting, providing useful storage space. The ground floor also hosts a modern wet room equipped with an electric shower. Upstairs, three bedrooms provide ample living space, with the third bedroom boasting an en-suite shower room. The gas central heating system is served by a Main Eco combi boiler that has been annually serviced, for peace of mind. Outside, an enclosed low-maintenance rear garden offers a private outdoor space, while a permit parking scheme is in operation to the front for both residents and visitors.

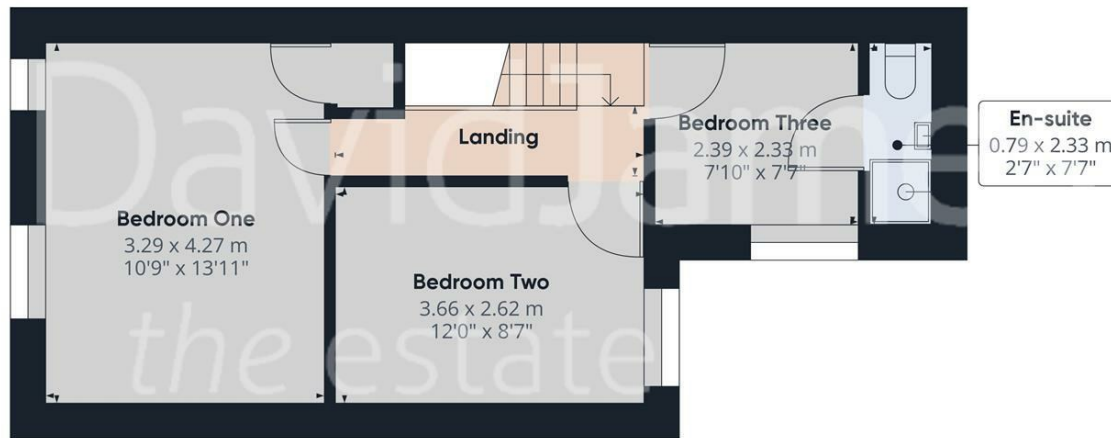
- Semi-detached house
- Lots of potential
- No upward chain
- A short commute to the city centre
- Good-sized lounge with feature fireplace
- Breakfast kitchen with a range of units
- Modern ground floor wet room
- Three bedrooms (bedroom three with en-suite)
- Gas central heating with annually serviced Main combi boiler
- Low-maintenance enclosed rear garden







Floor 0



Floor 1



Approximate total area*
74.9 m²
806.26 ft²

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.

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Council Tax Band: A
Nottingham City Council
Freehold

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