



## 13 Thyra Grove, Nottingham - NG3 5GY

Guide Price £375,000-£400,000





## 13 Thyra Grove

Nottingham, Nottingham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Period semi-detached home with no upward chain
- Offers generous family-sized accommodation across three-storeys
- Plenty of character and original features
- A short commute from Nottingham City Centre
- Two reception rooms (lounge and separate dining room)
- Fitted kitchen with a feature Rieber freestanding sink
- Five double bedrooms
- Two bathrooms (first and top floor)
- Fantastic established rear garden
- Shared driveway to the side



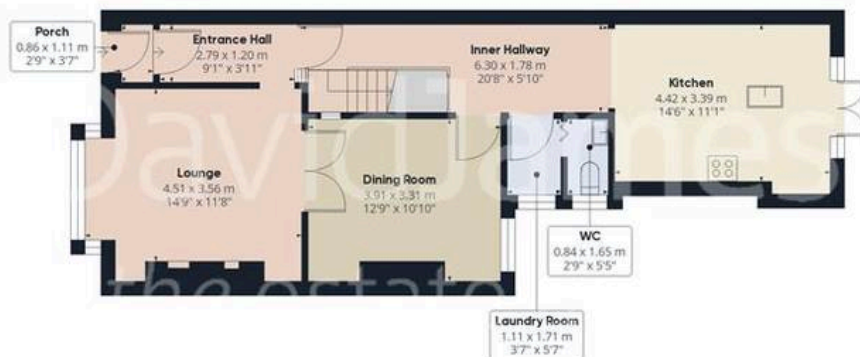












Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

175.69 m<sup>2</sup>

1891.11 ft<sup>2</sup>

Reduced headroom

8.95 m<sup>2</sup>

96.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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



## David James Estate Agents

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