



4 Abbey Grove, Nottingham - NG3 3AU

Guide Price £180,000

DavidJames
the estate agent



4 Abbey Grove

Nottingham, Nottingham

Charming detached period home with original features, located within easy reach of Nottingham City Centre! 2 reception rooms, fitted kitchen and 2 bedrooms plus a wonderful established rear garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Attractive detached family home
- Conveniently situated for local amenities and access to Nottingham City Centre
- Welcoming entrance hall with original tiled flooring
- Bright lounge with bay window, stove burner and feature bay window
- Spacious dining room with feature fireplace and garden views
- Well-proportioned fitted kitchen with integrated cooking appliances
- Two first floor bedrooms
- First floor bathroom with a three-piece suite and electric shower
- Large cellar providing ideal storage space
- Beautiful established rear garden with mature planting and multiple patio seating areas







Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

101.3 m²

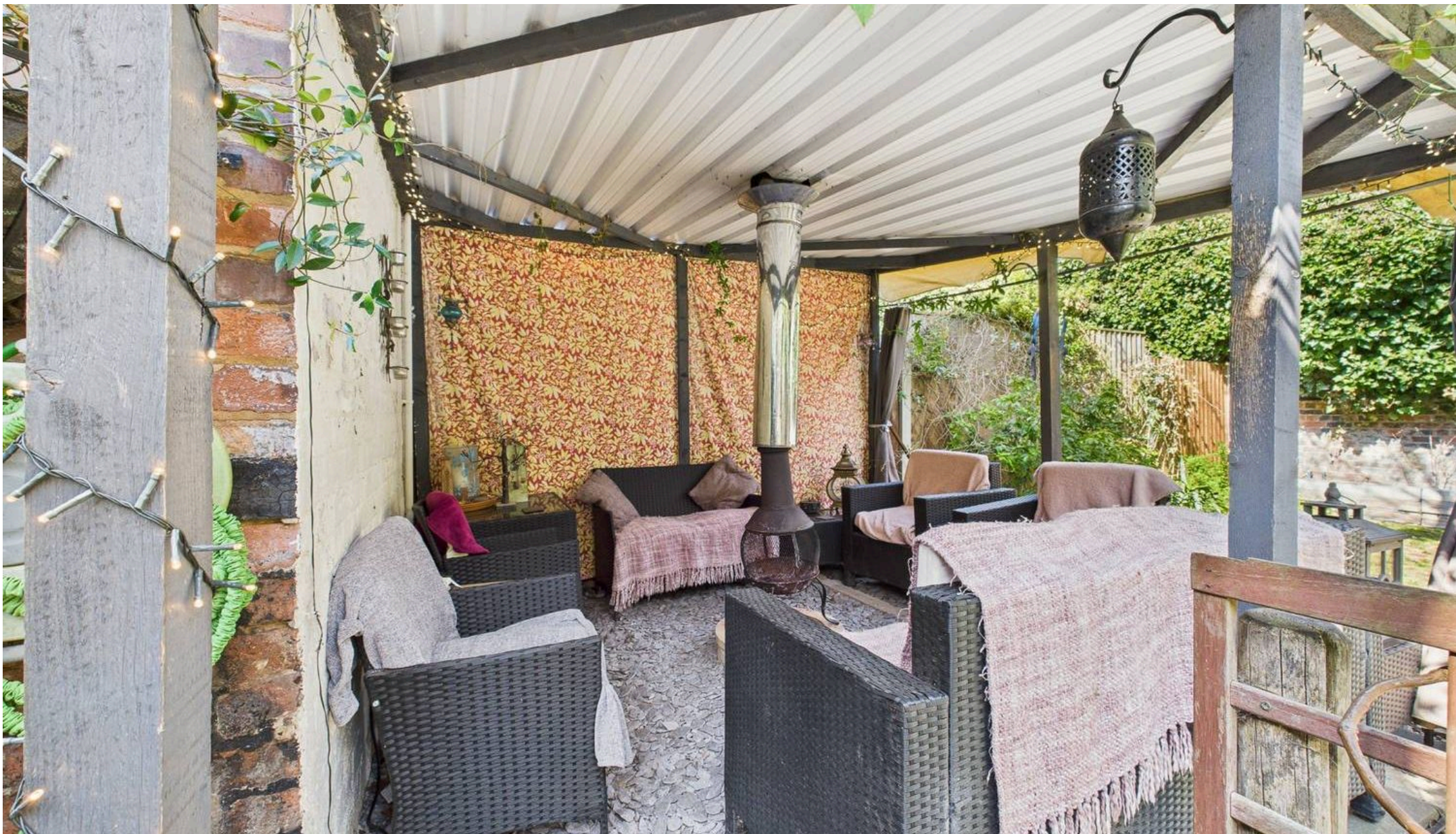
1090.38 ft²

(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.

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