



11 Gedling Grove, Nottingham - NG7 4DU

Guide Price £400,000 - £425,000

DavidJames
the estate agent



11 Gedling Grove

Nottingham

NO CHAIN Guide Price £375,000 - £425,000
 Refurbished and beautifully-presented home offered to the market with no chain, ideally positioned just a short walk from Nottingham City Centre. Ideal for families or investors!
 Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Refurbished three-storey semi-detached family home
- Offered to the market with no upward chain
- A short walk from Nottingham City Centre's excellent amenities
- Bright and inviting lounge featuring high ceilings and large windows
- Second versatile reception room (ideal as a further sitting room or playroom)
- Stunning newly-fitted open plan dining kitchen with a range of contemporary units and new integrated appliances
- Five bedrooms (versatile first floor bedroom five/office)
- Modern refitted shower/bathrooms on all three levels plus an additional convenient first floor WC
- Low-maintenance enclosed rear garden with patio seating space, artificial lawn and a mature apple tree
- Driveway providing private off-street parking (with additional permit parking available) with permission granted to widen entrance and increase capacity







Floor -1



Floor 0

Approximate total area⁽¹⁾

195.4 m²

2102 ft²



Floor 1



Floor 2

(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



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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.