



## 2 Dovenby Road, Nottingham - NG11 8AN

Guide Price £240,000



## 2 Dovenby Road

Nottingham, Nottingham

GUIDE PRICE £240,000-£250,000 Three-bed semi-detached with no chain, close to amenities and transport links featuring 2 reception rooms, fitted kitchen, large garage, driveway and southerly garden!

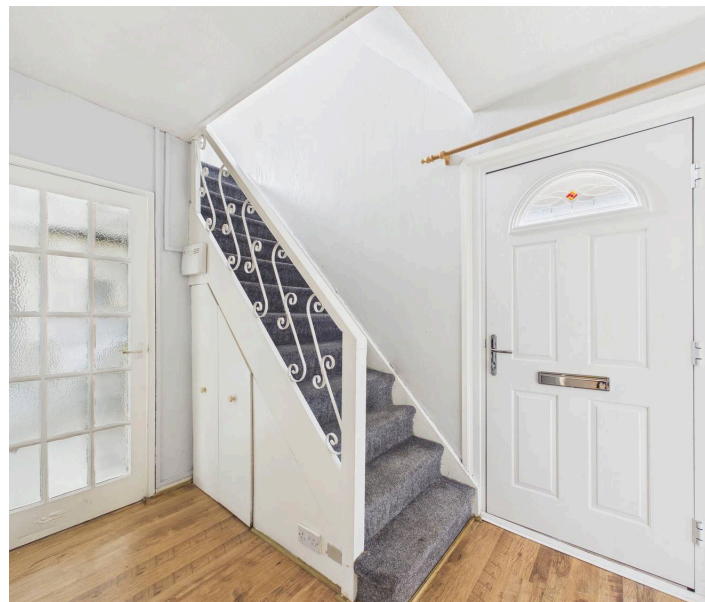
Council Tax band: A

Tenure: Freehold

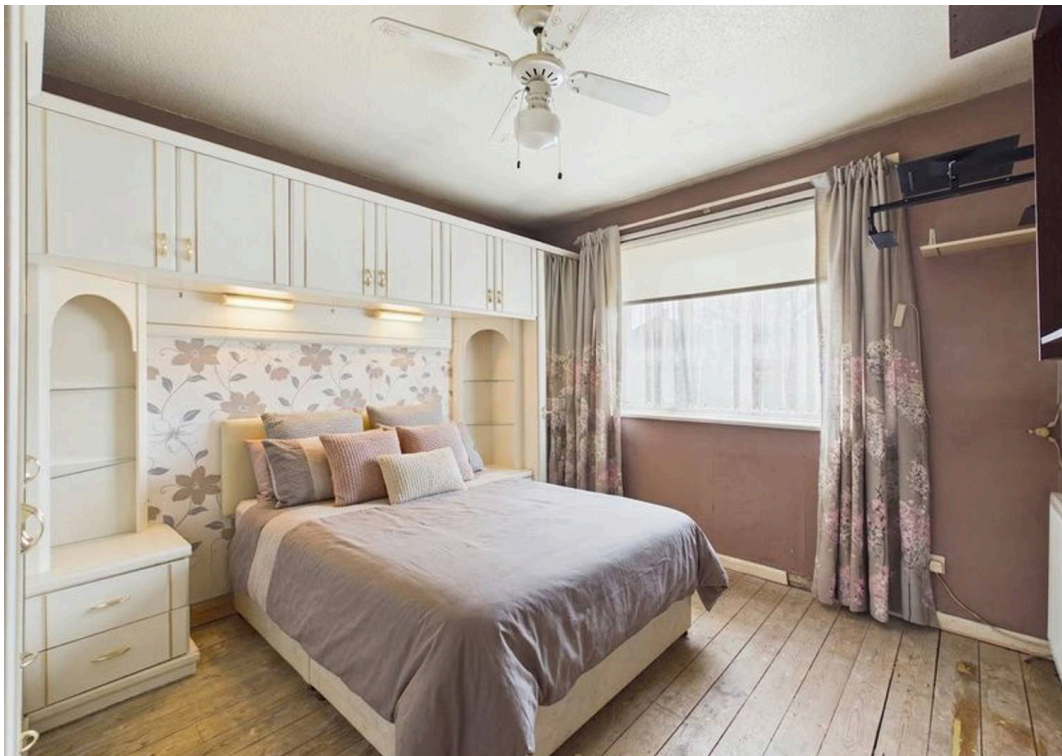
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Link semi-detached home offered with no chain
- Convenient location close to shops and transport links into Nottingham City Centre
- Ideal purchase for first time buyers, growing families or investors
- Welcoming entrance hallway with fitted alarm system
- Bright and airy lounge with feature fireplace
- Flexible second reception room ideal for dining or relaxing family space
- Well-equipped fitted kitchen with separate utility room
- Three bedrooms (including main bedroom with fitted wardrobes)
- Modern fully tiled shower room with vanity basin and electric shower
- South-westerly facing garden with patio, lawn plus double-width driveway and large garage









Floor 0

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

113.8 m<sup>2</sup>

1224 ft<sup>2</sup>



Floor 1



(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



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