



60 Gardenia Grove, Nottingham – NG3 6HZ

Guide Price £280,000 – £290,000

DavidJames
the estate agent



60 Gardenia Grove

Nottingham

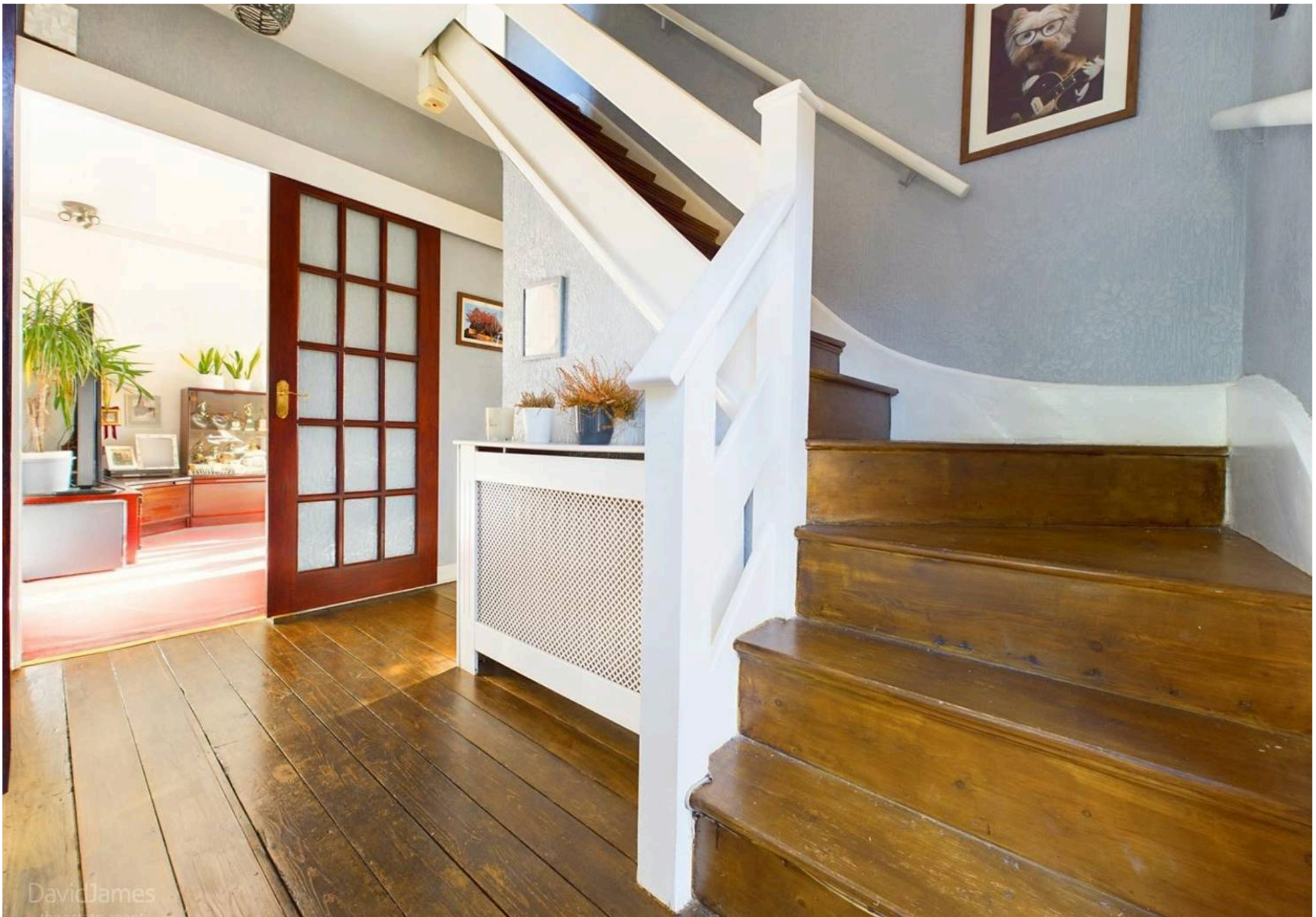
GUIDE £280,000 – £290,000 Well-presented 3 bed detached house on a corner plot with flexible layout, garage, modern kitchen, ground floor shower, gas central heating, double glazing, and security features.

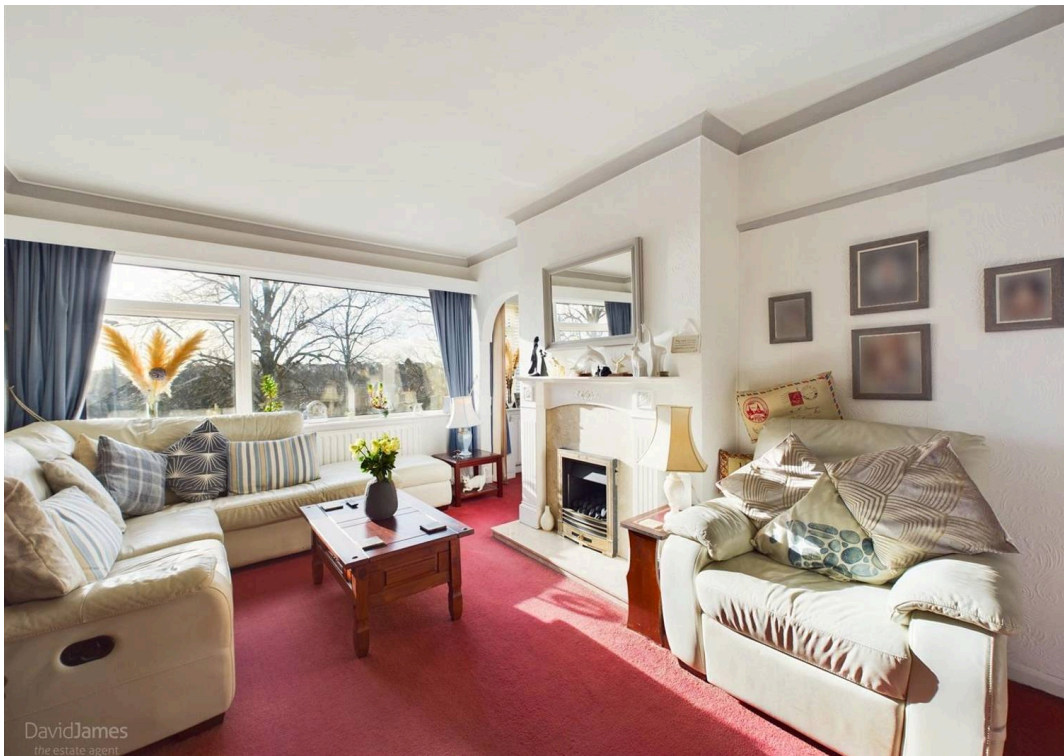
Council Tax band: TBD

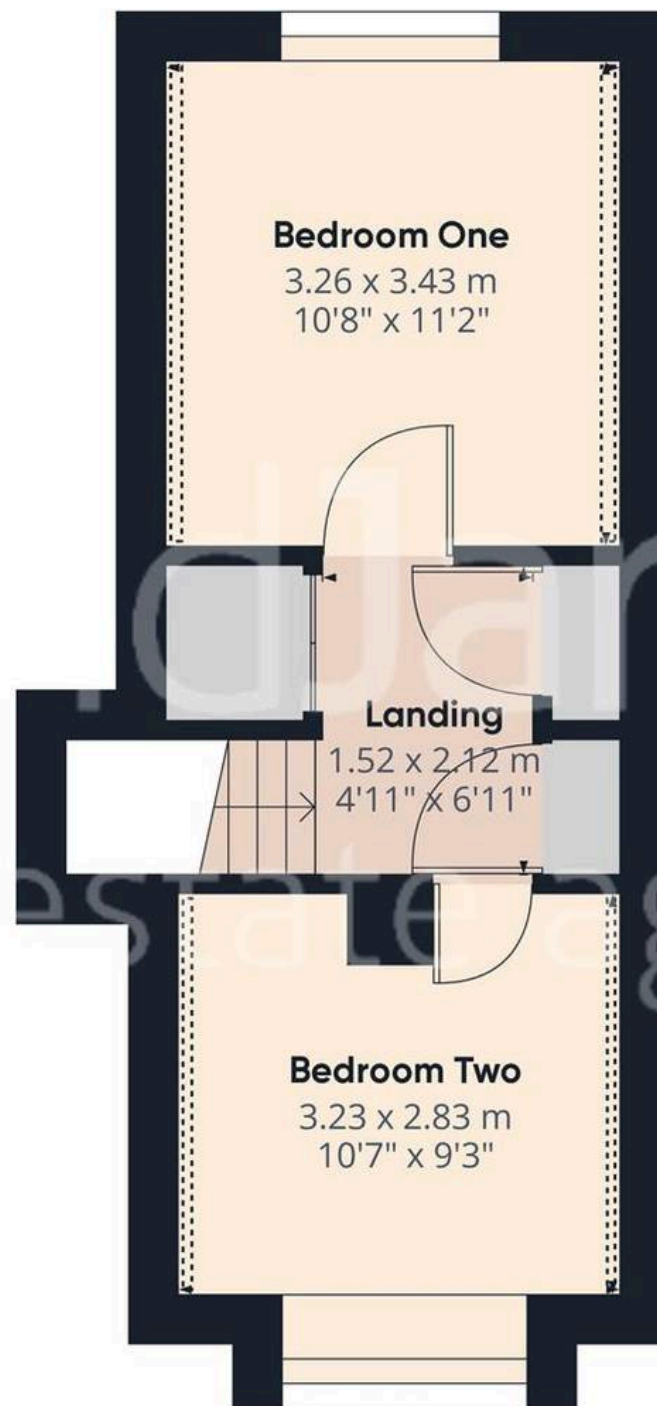
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached family home set on a corner plot with two access points including Marshall Hill Drive
- Block paved driveway leading to a garage situated beneath the property provide off road parking
- Dining room/ground floor bedroom three with windows to two elevations
- Lounge with fireplace and large window to the front elevation with views over Porchester Gardens
- Gardens with the front, side and rear with paved and gravelled patio and lawned area to the rear garden
- Two/three bedrooms, two first floor bedrooms and ground floor bedroom three/dining room
- Entrance hall with stripped and varnished floorboards, landing with built in wardrobes
- Ground floor shower room/Wc with walk in shower area and electric shower and white suite
- Dining kitchen with a range of panelled units and tiled effect flooring
- Combination gas central heating, UPVC double glazing, alarm system, CCTV system







Floor 2

Approximate total area⁽¹⁾

27.27 m²

293.55 ft²

Reduced headroom

1.33 m²

14.27 ft²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@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.