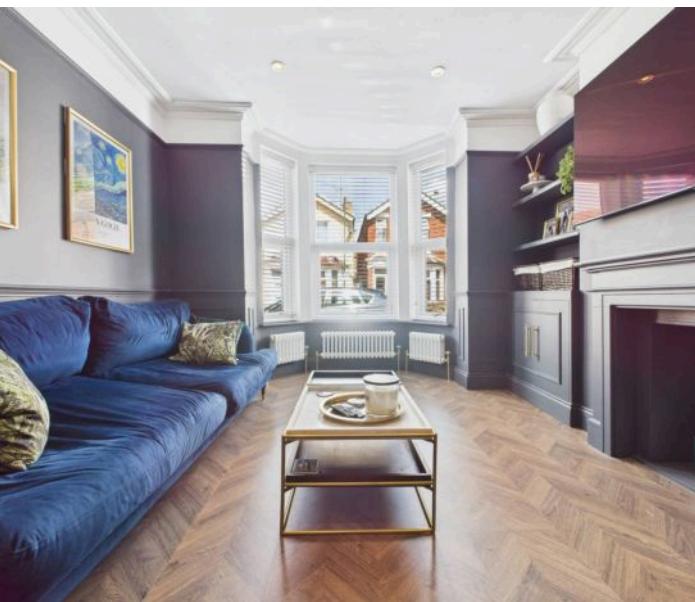




1 Abbey Grove, Nottingham – NG3 3AU

Guide Price £210,000 – £220,000

DavidJames  
the estate agent



## 1 Abbey Grove

Nottingham

GUIDE PRICE £210,000-£220,000 Beautifully-presented detached family home available with no chain - blending period charm with modern design and ideally positioned for access to Nottingham City Centre!

Council Tax band: A

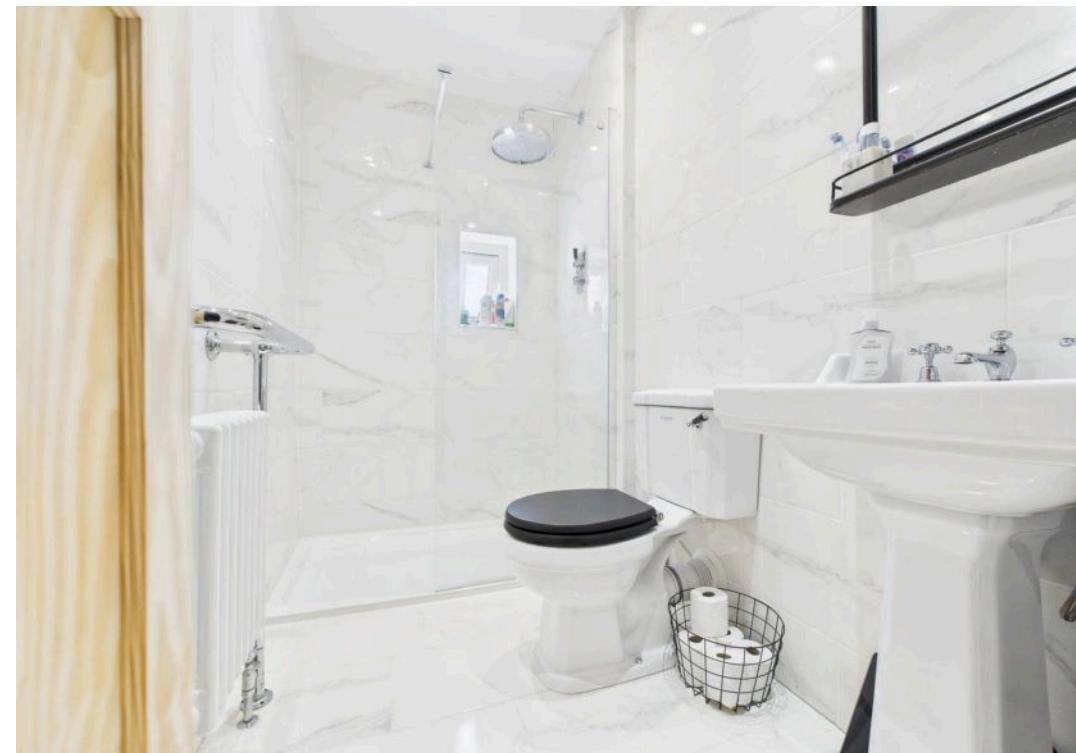
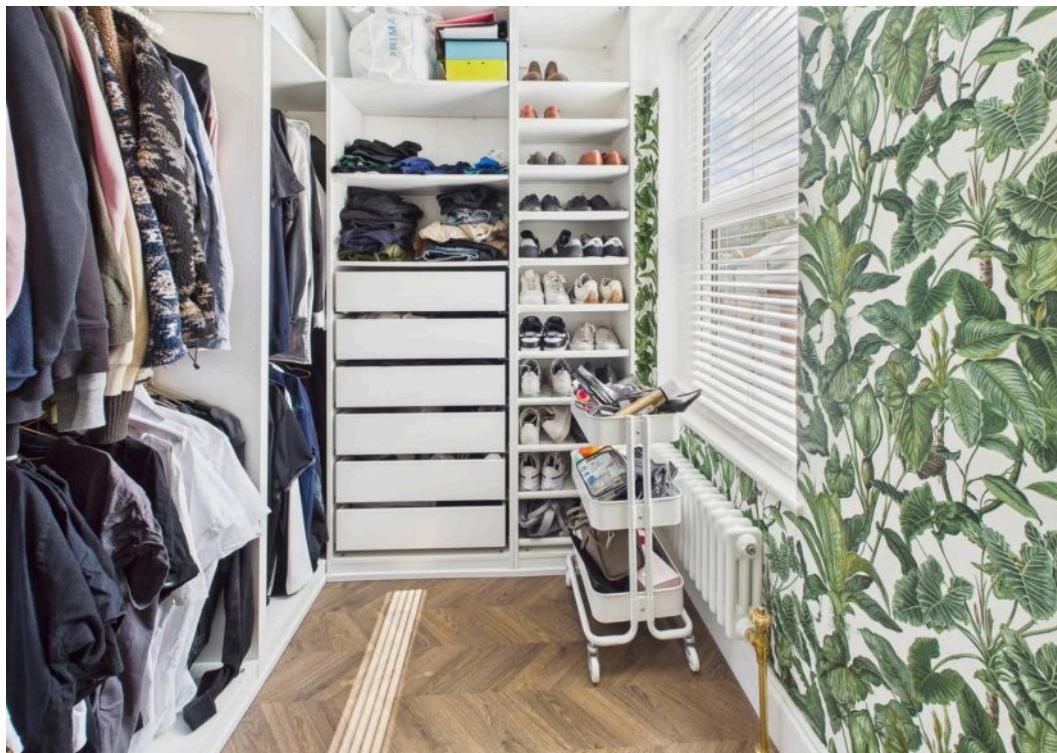
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached family home with stylish and contemporary finishes
- Close to local amenities, schools and transport links to the nearby Nottingham City Centre
- Elegant entrance hall with tiled flooring and feature wall panelling
- Cosy and welcoming lounge with lots of period-style charm
- Beautiful kitchen with Quartz worktops, integrated appliances and a range cooker
- Spacious utility room off kitchen with garden access
- Large two-section cellar providing storage or further potential
- Three first floor bedrooms
- Superb first floor shower room with a large feature walk-in shower enclosure
- Smart-home features include Hive heating, remote lighting and an alarm system
- Vehicle hardstanding and permit-parking







Floor -1



Floor 0

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

102.6 m<sup>2</sup>

1107 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.



## David James Estate Agents

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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.