



**15 Orville Road, Nottingham – NG5 1NE**

Guide Price **£200,000**

**DavidJames**  
the estate agent





## 15 Orville Road

Nottingham, Nottingham

GUIDE PRICE £200,000 - £220,000 We are delighted to offer to the market this 2 bed extended semi-detached home - close to local amenities and ideal for first time buyers or investors!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended semi-detached home situated in a quiet cul-de-sac
- Two bright and airy double bedrooms (main bedroom with feature bay window)
- Great location close to the City Hospital, local amenities, bus links, transport links to the QMC and walking distance to schools and parks
- Welcoming entrance hallway with downstairs WC for added convenience
- Stylish and modern lounge with a feature bay window and glazed double doors into the dining/kitchen
- Good-sized dining/kitchen with shaker style wood-effect kitchen units, breakfast bar and patio doors with views of the rear garden
- Versatile additional reception room (potential as a dining room, family snug or additional living space)
- White three-piece bathroom suite with electric shower over the bath and useful storage cupboard
- Good-sized westerly-facing rear garden with patio area, lawn, driveway to the front and

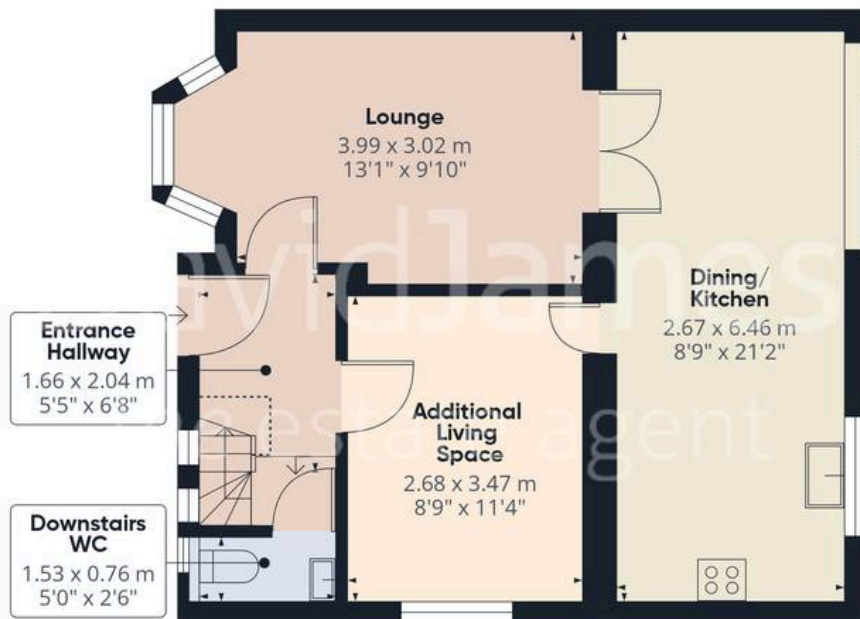












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

72.4 m<sup>2</sup>  
780 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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