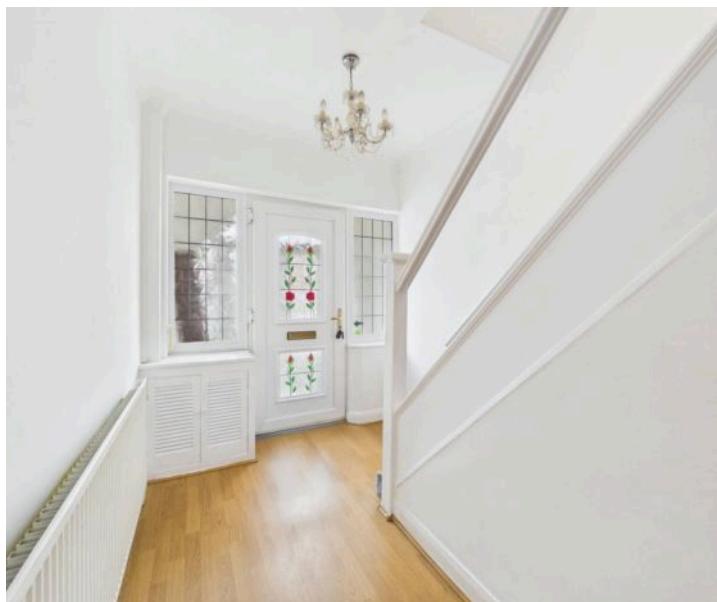




**27 Dale Grove, Nottingham – NG2 4LT**

Guide Price **£220,000**

**DavidJames**  
the estate agent



## 27 Dale Grove

Nottingham, Nottingham

3 bedroom semi-detached home with driveway, solar panels and EV charger! Lounge/dining room, kitchen, low-maintenance rear garden - all within easy reach of amenities and Nottingham City Centre!

Council Tax band: B

Tenure: Freehold

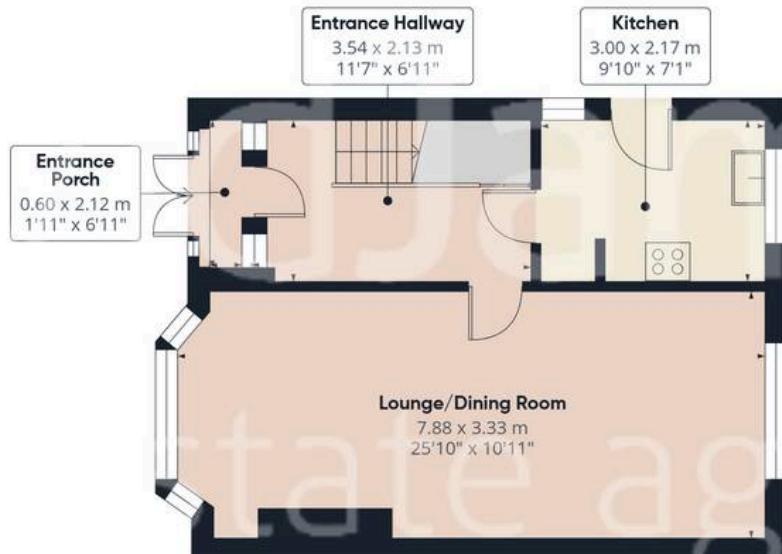
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

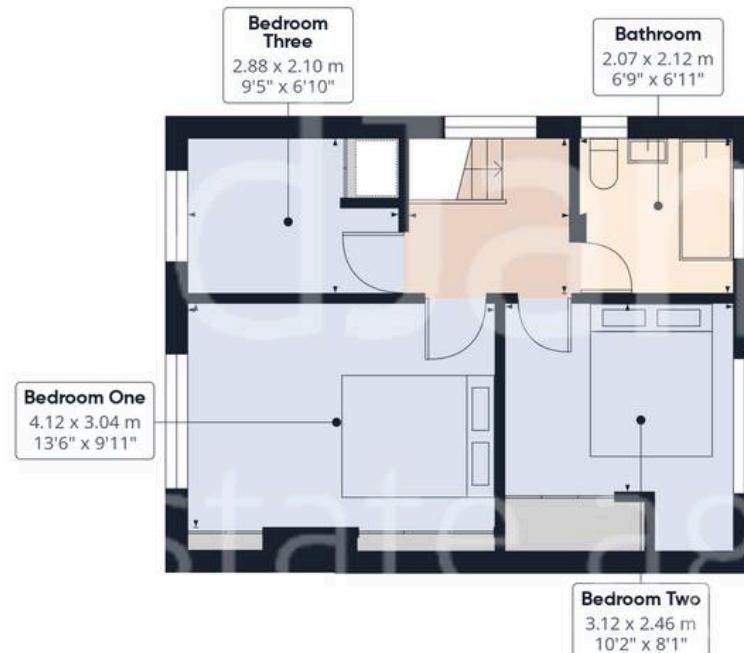
- Three-bedroom semi-detached home; ideal for first time buyers, families and professionals
- Spacious lounge dining room with dual-aspect natural light
- Modern kitchen with quartz-effect worktops and subway tiling
- Three well-proportioned bedrooms accessed from carpeted landing
- Sleek family bathroom with contemporary gold-effect fixtures
- Hard-landscaped rear garden designed for low maintenance
- Block-paved driveway
- Electric vehicle charging point installed to the front elevation
- Solar panels fitted to improve overall energy efficiency
- Close to a wide range of local amenities, schools and public transport links







Floor 0



Floor 1

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

78.4 m<sup>2</sup>

844 ft<sup>2</sup>

(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

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://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.