



**29 Glenorchy Crescent, Nottingham – NG5 9LG**

Guide Price **£200,000**

**DavidJames**  
the estate agent





## 29 Glenorchy Crescent

Nottingham, Nottingham

Well-presented end terrace home offering a lounge, superb kitchen, 3 beds and a wonderful landscaped garden plus a garage! Thoughtfully updated interiors, close to amenities, schools and bus links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented end terrace house
- Close to local amenities and supermarkets, popular schools and frequent bus services
- Bright and spacious lounge with engineered oak flooring and brick feature fireplace
- Superb kitchen with solid oak worktops, a feature seating area and French doors to the garden
- Three well-presented bedrooms (including two double bedrooms)
- Well-appointed bathroom with a white three-piece suite and electric shower
- Loft with boarding, lighting and a fitted ladder
- Combi gas central heating and double glazing
- Fantastic landscaped rear garden with a patio area, lawn and established planting
- Garage within a nearby block provides secure parking or useful storage











Floor 0 Building 1

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

72.9 m<sup>2</sup>

786 ft<sup>2</sup>

Balconies and terraces

12 m<sup>2</sup>

129 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@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.