



## 2 Vicarage Close, Nottingham - NG5 1GH

Guide Price £260,000

DavidJames  
the estate agent





## 2 Vicarage Close

Nottingham, Nottingham

Extended 3/4 bed semi-detached family home in a cul-de-sac close to local amenities, transport links and schools! Modern features, versatile living spaces, enclosed garden and off-street parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

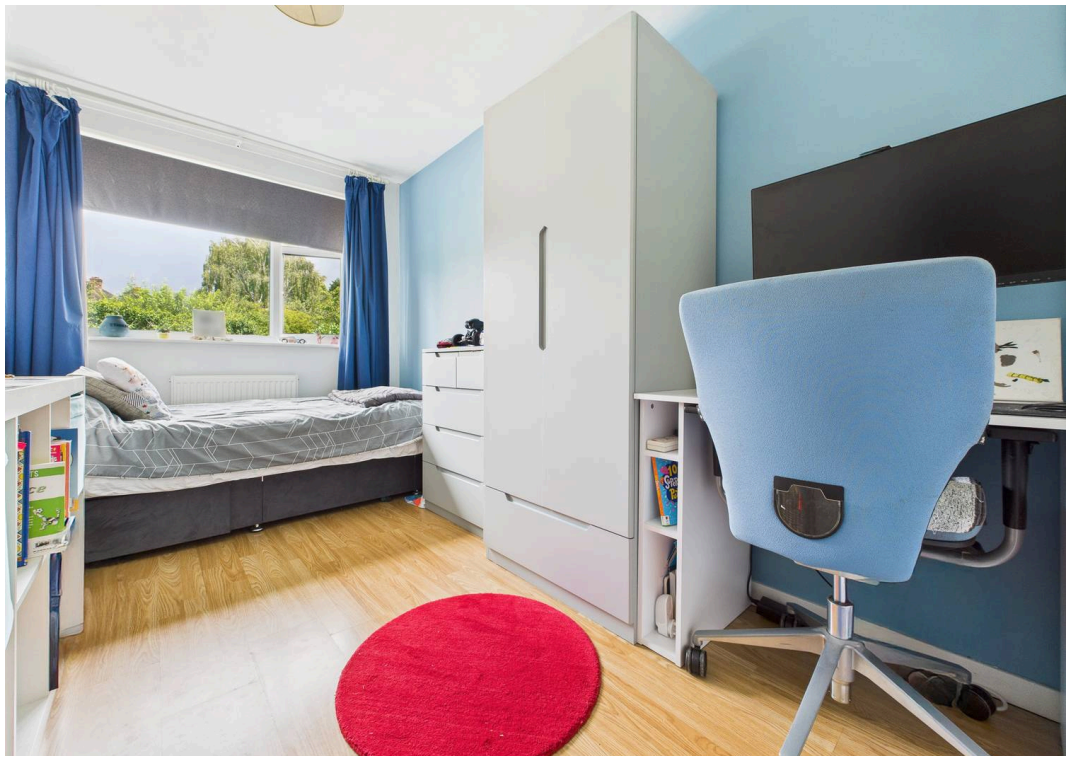
- Extended semi-detached family home
- Ideally positioned for popular schools, amenities and both bus/tram/train links to the City Centre
- Superb open plan lounge/dining room with French doors and Velux-style windows
- Modern fitted kitchen with cream units, wood-effect worktops and integrated cooking appliances
- Flexible ground floor layout offering an additional flexible bedroom/office
- Three well-proportioned upstairs bedrooms
- Stylish and well-appointed family shower room with a three-piece suite
- Boarded loft with pull-down ladder and lighting for convenient storage
- Additional benefits include an alarm system and replaced composite entrance door
- Enclosed rear garden with patio, lawn and a shed
- Driveway providing off-street parking



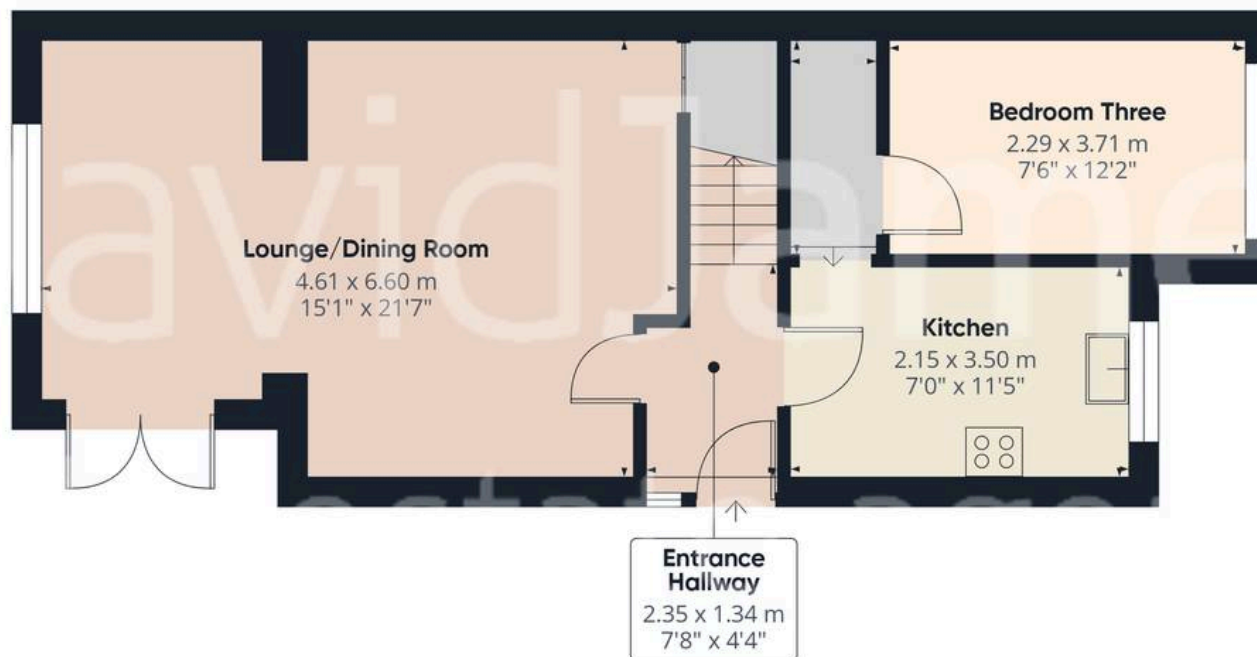










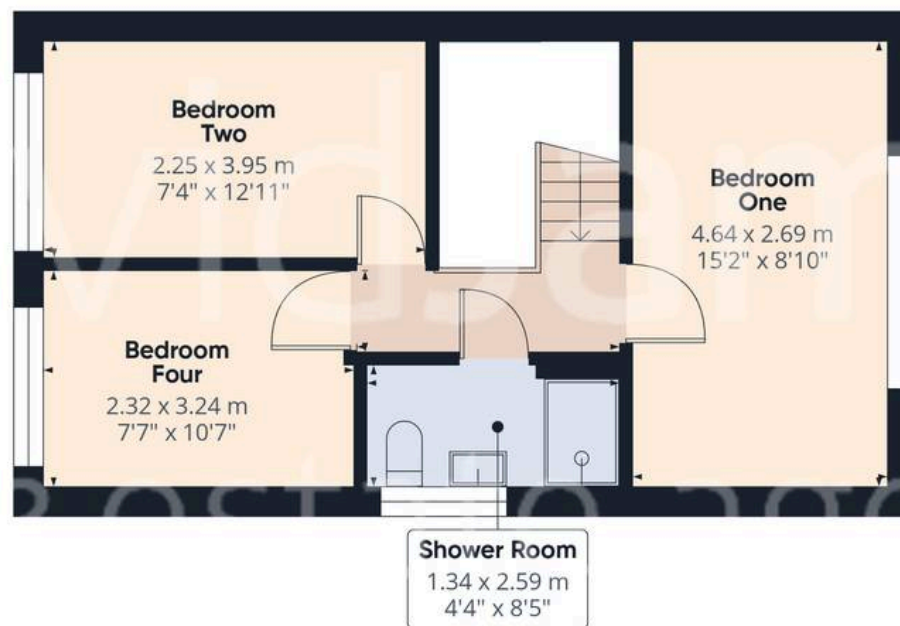


Floor 0

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

85.1 m<sup>2</sup>

917 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.

GIRAFFE360





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