



2 Vicarage Close, Nottingham – NG5 1GH

Guide Price **£250,000**

David James
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

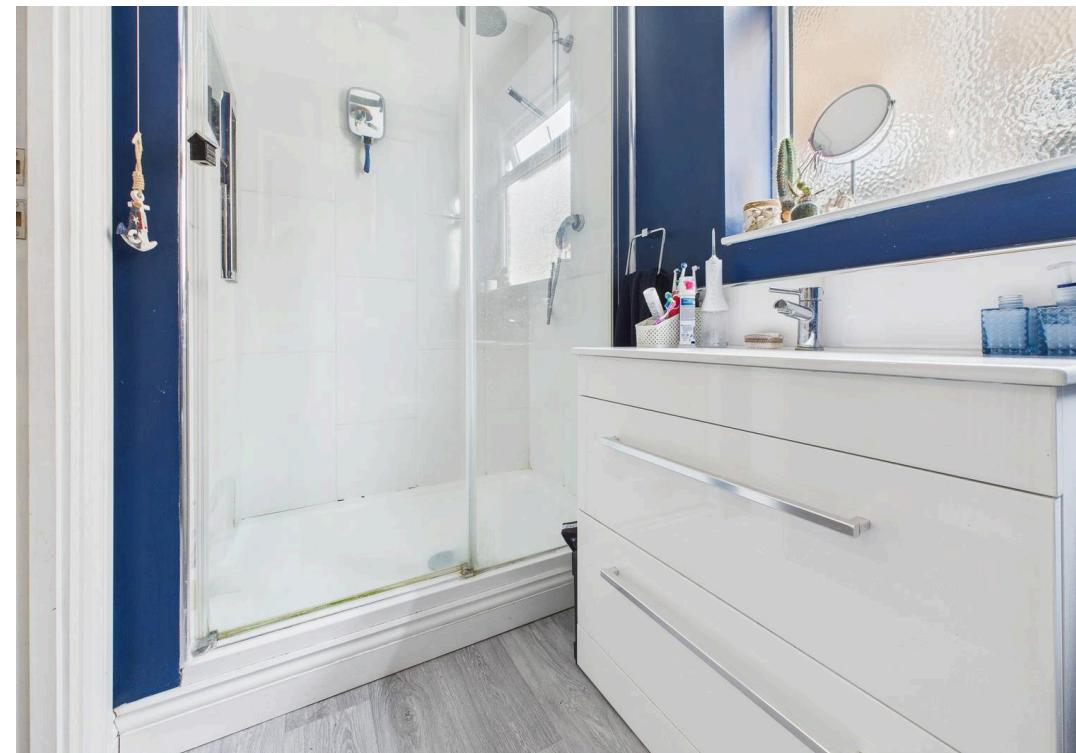
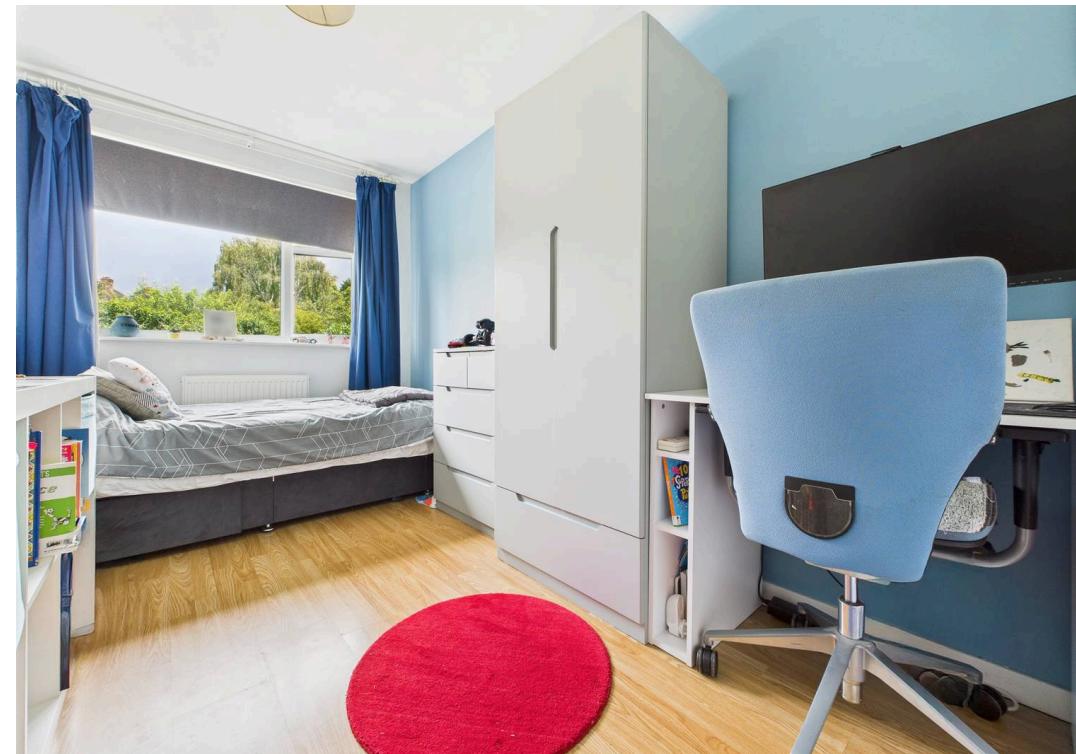
Tenure: Freehold

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

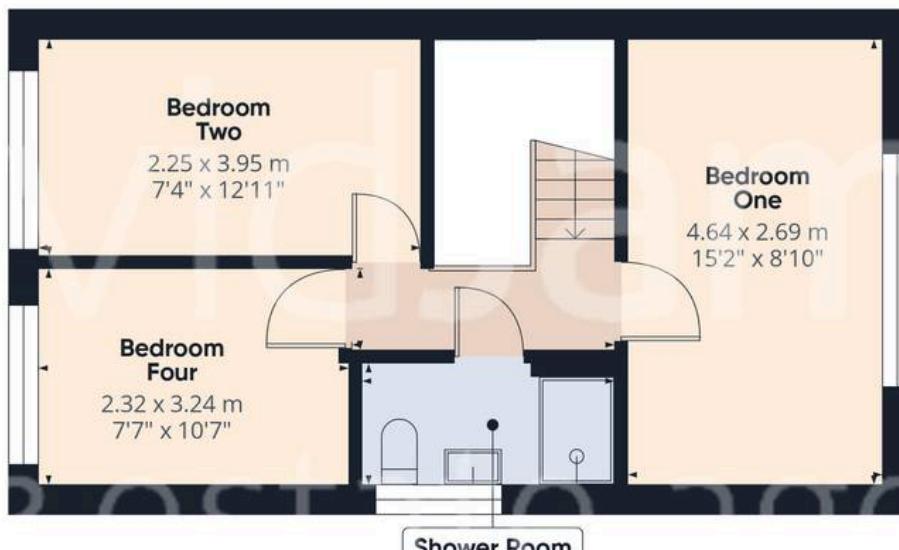






Floor 0

DavidJames
the estate agent



Floor 1

Approximate total area⁽¹⁾

85.1 m²

917 ft²

(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 • 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.