



3



1



1



E

DavidJames
the estate agent

Warren Avenue, Sherwood, Nottingham, NG5 1DF

Guide Price £220,000

About This Property

CHAIN FREE! We are delighted to present this fantastic three bedroom semi-detached family home which is ideally located for easy access to Sherwood's excellent range of shops and restaurants, a variety of schools and bus services to the city centre! The ground floor accommodation comprises a welcoming entrance hall, bright and spacious dual aspect lounge/dining room with feature fireplace as well as a superb modern breakfast kitchen with an integrated oven and hob whilst upstairs, the 3 bedrooms are complemented by a modern family bathroom fitted with a white suite with the addition of an over-bath shower, towel radiator and a separate WC. Outside, the substantial garden is mainly lawned with a seating area to the rear with timber fencing for privacy. Viewing is essential!

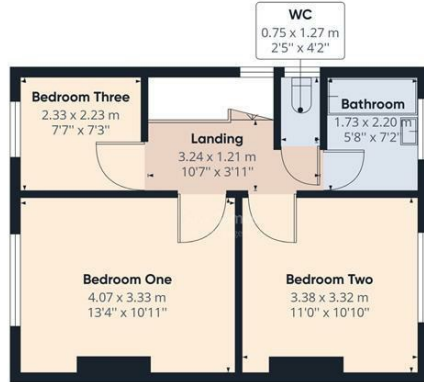
- Fantastic semi-detached family home
- Three bedrooms
- Welcoming entrance hall
- Spacious lounge/dining room with feature fireplace
- Superb modern breakfast kitchen with integrated oven and hob
- Modern family bathroom with white suite and separate WC
- Gas central heating and UPVC double glazing
- Substantial lawned rear garden
- Within easy reach of Sherwood's amenities, schools and bus services
- Viewing highly recommended







Floor 0



Floor 1



Approximate total area⁽¹⁾
81.32 m²
875.30 ft²

(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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

