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**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!

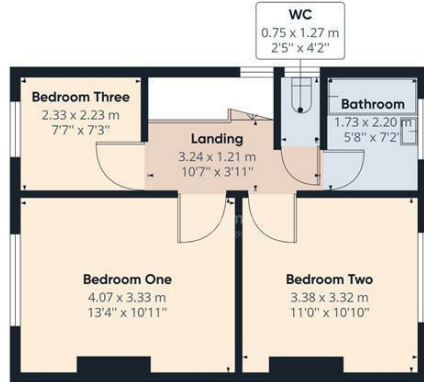
- Fantastic semi-detached family home
- Three bedrooms
- Welcoming entrance hall
- Spacious lounge/dining room with feature fireplace
- Superb modern breakfast kitchen with integrated oven and hob
- Modern family bathroom with white suite and separate WC
- Gas central heating and UPVC double glazing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







Floor 0



Floor 1

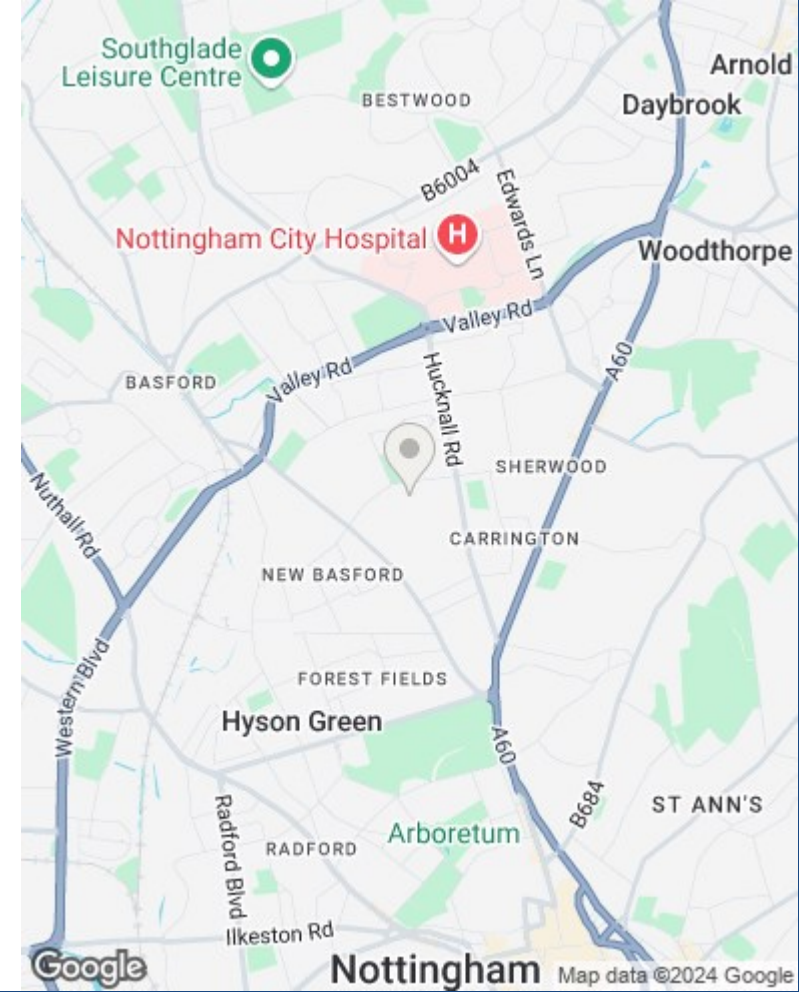


Approximate total area<sup>(1)</sup>  
81.32 m<sup>2</sup>  
875.30 ft<sup>2</sup>

(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.

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**Council Tax Band: B**  
**Nottingham City Council**  
**Freehold**

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