



7 Roscoe Avenue, Redhill – NG5 8JZ

Guide Price **£260,000**



7 Roscoe Avenue

Redhill, Nottingham

Immaculately-presented and extended 3-bed family home situated close to Arnold's amenities and popular schools! Offering a beautiful open-plan kitchen, lounge and low-maintenance garden plus parking!

Council Tax band: A

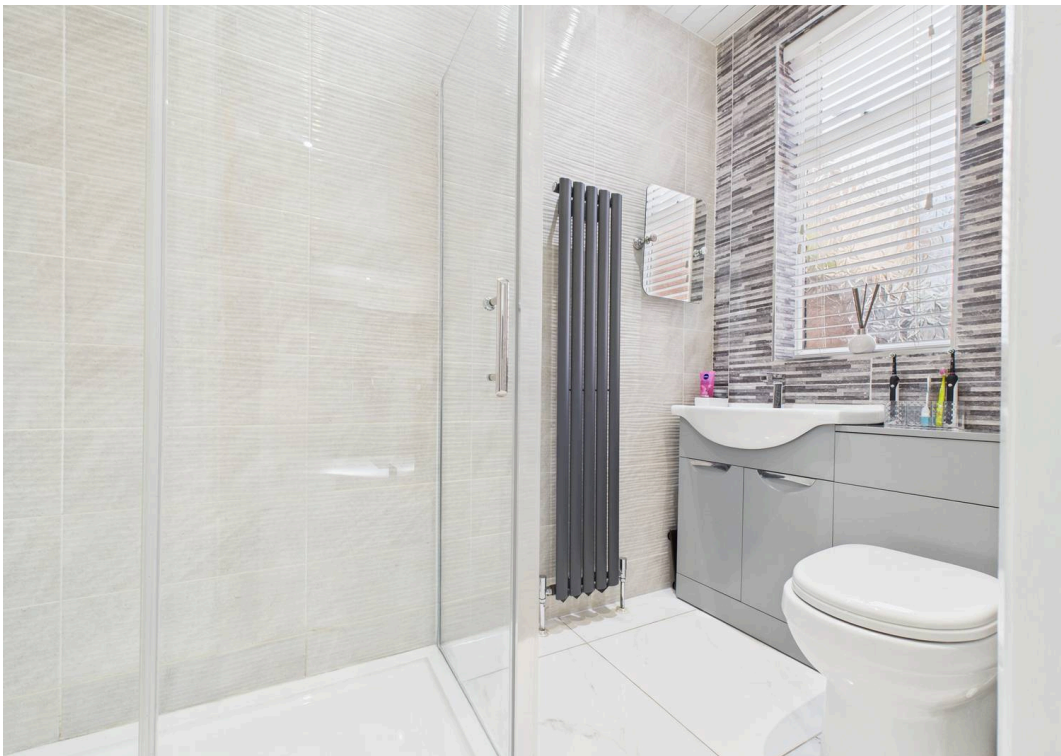
Tenure: Freehold

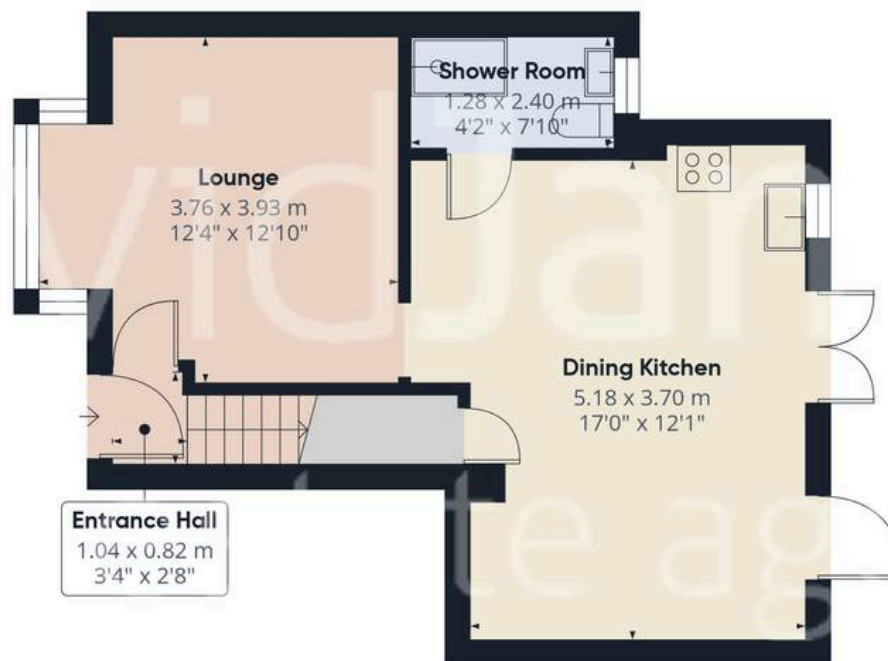
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended semi-detached family home
- Immaculately-presented throughout
- Within easy reach of Arnold's nearby amenities, popular local schools and frequent bus services
- A short walk from the stunning Bestwood Country Park
- Bright and neutrally-decorated lounge with a feature electric fire
- Stunning open plan kitchen with a feature island and integrated cooking appliances
- Ground floor modern shower room with a three-piece contemporary suite
- Three first floor bedrooms (main room with a convenient shower)
- Fantastic low-maintenance garden with patio seating space, artificial lawn and a large shed
- Driveway providing convenient off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

65.2 m²

702 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@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.