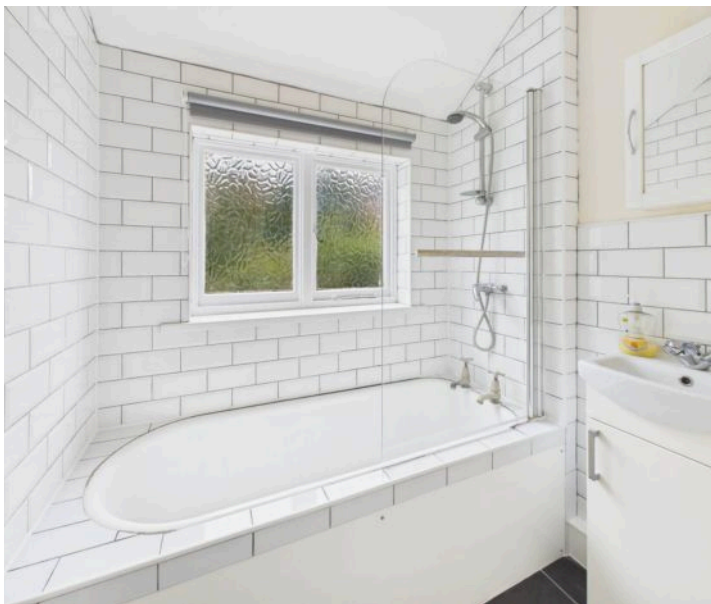




25 Edingley Avenue, Nottingham – NG5 3DP

Guide Price **£260,000**

DavidJames
the estate agent



25 Edingley Avenue

Nottingham, Nottingham

Attractive 3 bed semi-detached family home close to Sherwood's amenities & Nottingham City Hospital! Inviting lounge, dining kitchen & bathroom alongside an enclosed rear garden. A must-view!

Council Tax band: B

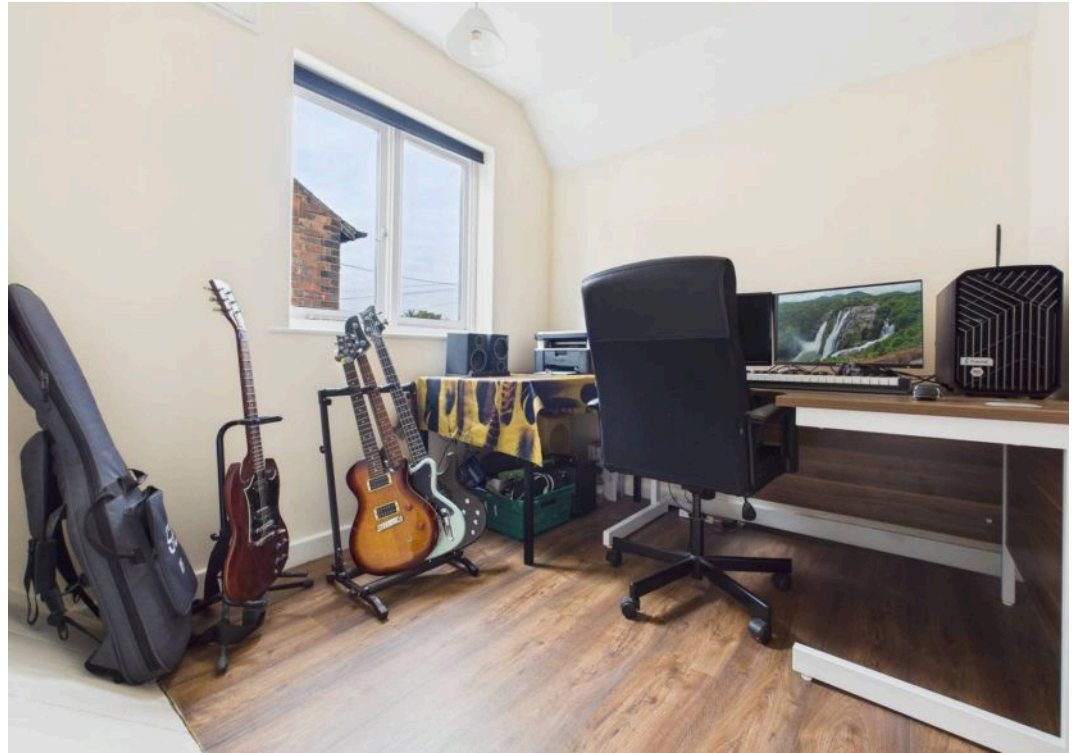
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented semi detached home with period features and modern updates
- Bay-fronted lounge with period fireplace
- Spacious dining kitchen
- Striking period fireplace in the kitchen adds warmth and character to the heart of the home
- Three bedrooms including two generous double bedrooms and a versatile guest bedroom/home office
- Family bathroom
- Separate WC alongside the bathroom for added family convenience
- Enclosed rear garden
- Fully boarded loft
- Recently serviced Bosch Worcester gas combi boiler with warranty, and radiators replaced under current ownership, enhancing energy efficiency and comfort





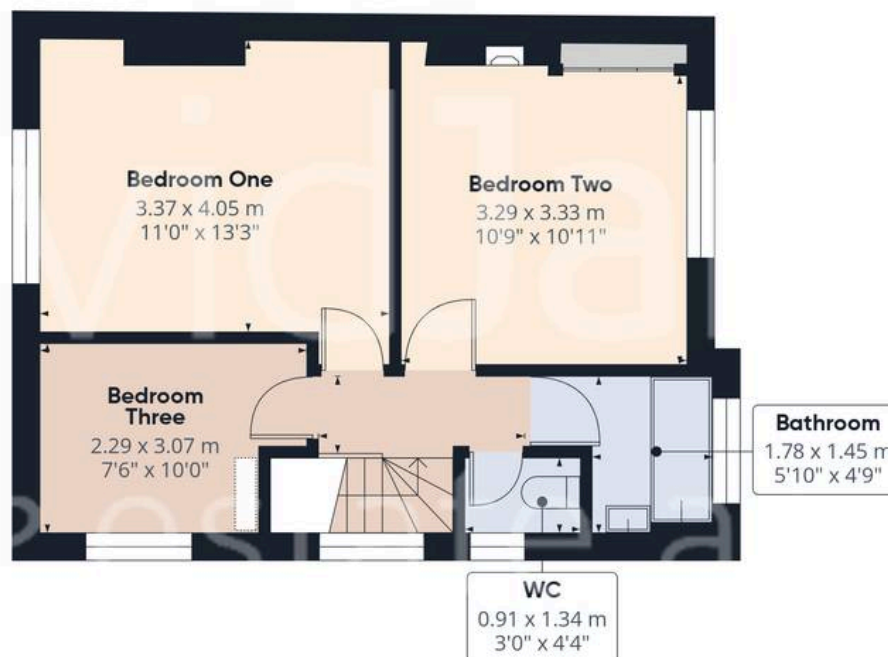


Floor 0

Approximate total area⁽¹⁾

79.5 m²

856 ft²



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



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.