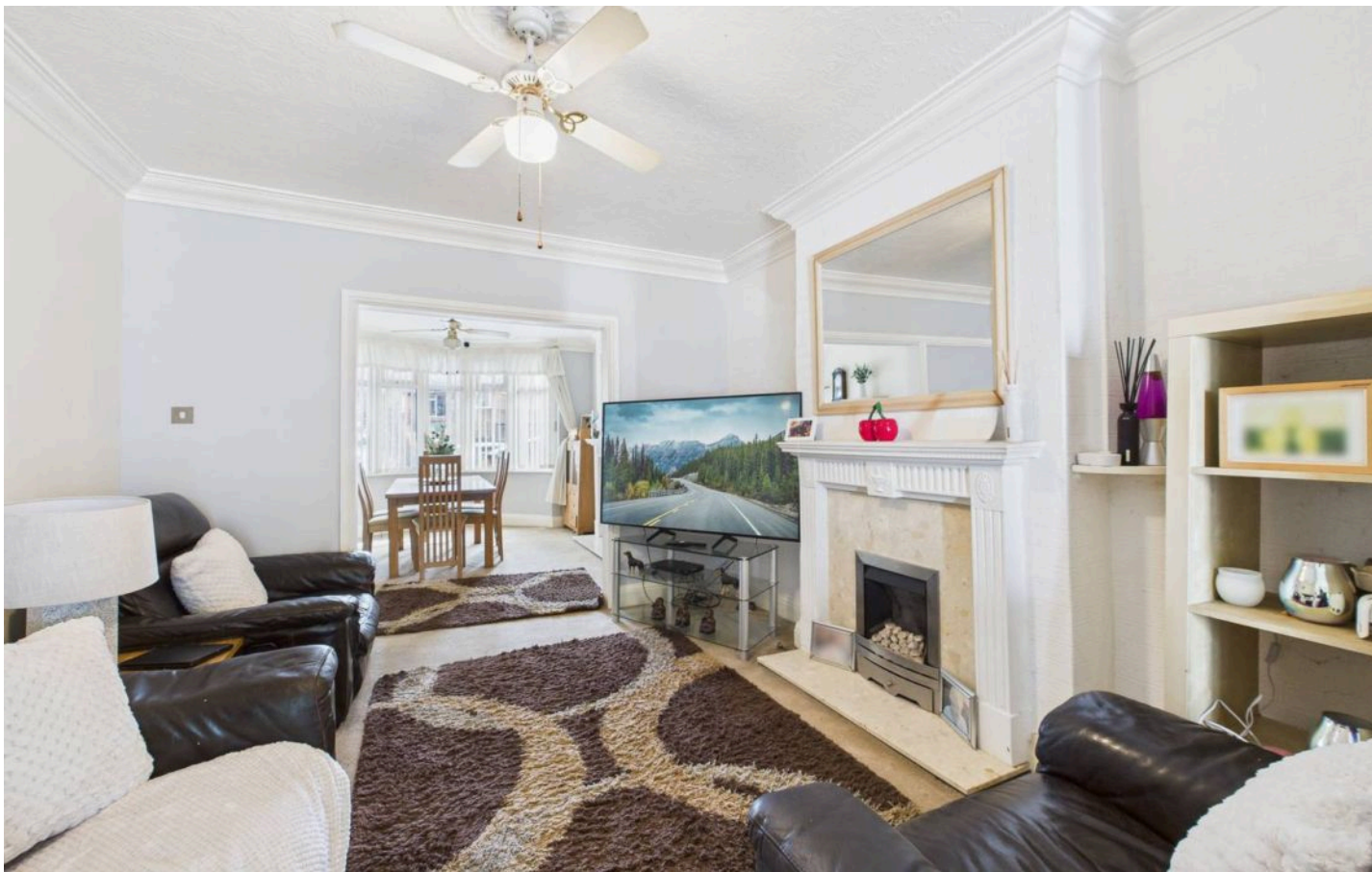




10 Lime Tree Avenue, Nottingham – NG8 6AB

Guide Price **£315,000 – £325,000**

DavidJames
the estate agent



10 Lime Tree Avenue

Nottingham, Nottingham

GUIDE PRICE £315,000-£325,000 Extended detached home in a cul-de-sac with great nearby transport links! Lounge/dining room, fitted kitchen, 3 beds, en-suite and bathroom plus a garden, drive & garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Detached family home in a cul-de-sac location
- Within easy reach of frequent bus and tram links to Nottingham City Centre
- Initial entrance hall with a porch and downstairs WC
- Large lounge and adjoining dining room with feature gas fires
- Generous galley-style kitchen with integrated appliances and separate utility room with garden access
- Three bedrooms (main with en-suite and second with built-in storage)
- First floor family bathroom with a three-piece suite
- Low-maintenance and enclosed rear garden with a large patio seating area
- Private driveway and garage providing secure off-street parking
- Outbuilding to rear of garage providing useful storage or hobby space







Floor 0



Floor 1

Approximate total area⁽¹⁾

127.9 m²

1377 ft²

Reduced headroom

0.5 m²

6 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.