



84 Highbury Avenue, Nottingham – NG6 9DB

Guide Price £240,000

DavidJames
the estate agent



84 Highbury Avenue

Nottingham, Nottingham

Attractive 3-bed period semi-detached home with no chain & amenities/transport links nearby! Full of charm featuring spacious hallway, 2 reception rooms, lovely kitchen & westerly-facing rear garden!

Council Tax band: B

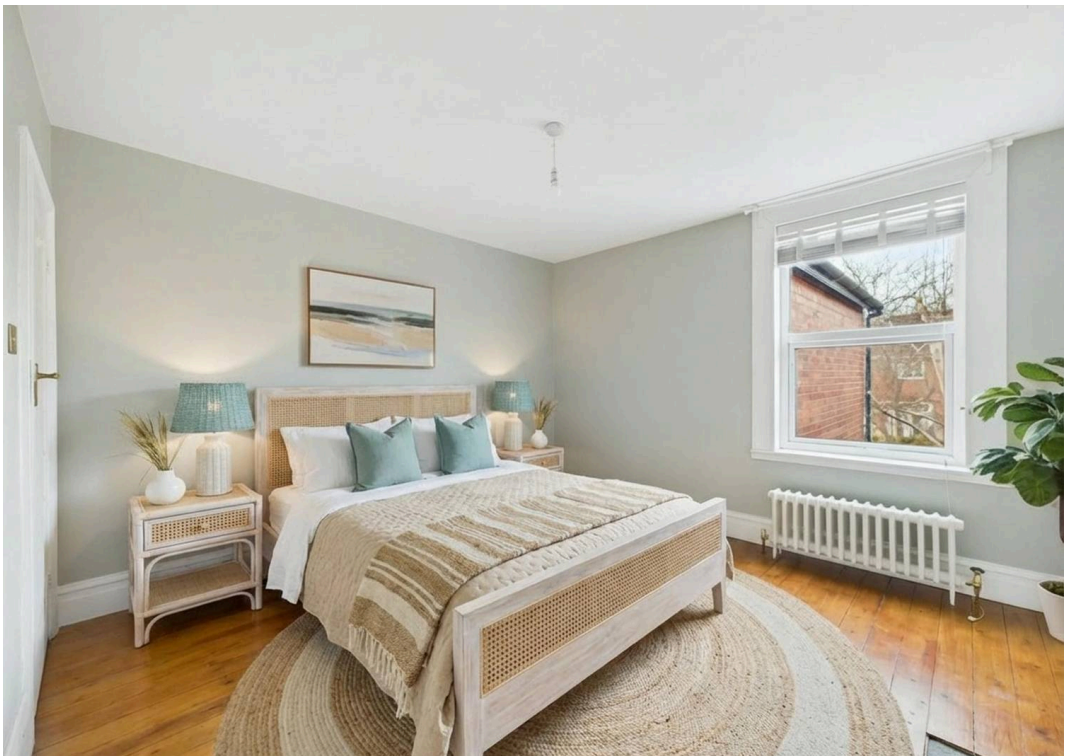
Tenure: Freehold

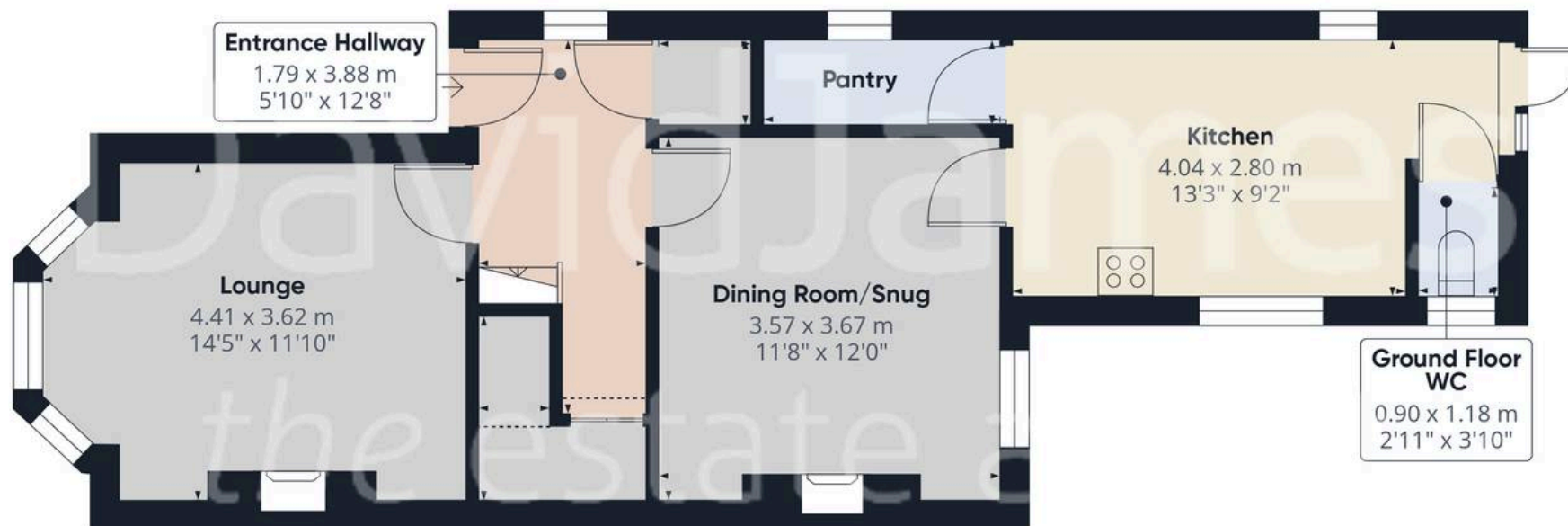
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Attractive three-bedroom period semi-detached home offered to the market with no chain
- Great opportunity for first time buyers or investors
- Well located with a range of local amenities and convenient bus and tram services nearby
- Lovely entrance hallway with generous storage cupboard and additional under stairs cupboard
- Two versatile reception rooms (well-proportioned lounge and separate dining room/snug)
- Charming shaker-style kitchen with Belfast sink, separate pantry and separate downstairs WC
- Gas central heating powered by a combination boiler with HIVE heating controls
- Three generous double bedrooms (Main bedroom with decorative fireplace and wood flooring)
- Traditional style three-piece shower room fitted with shower enclosure and electric shower
- Delightful westerly-facing walled rear garden with patio and lawn







Floor 0

Approximate total area⁽¹⁾

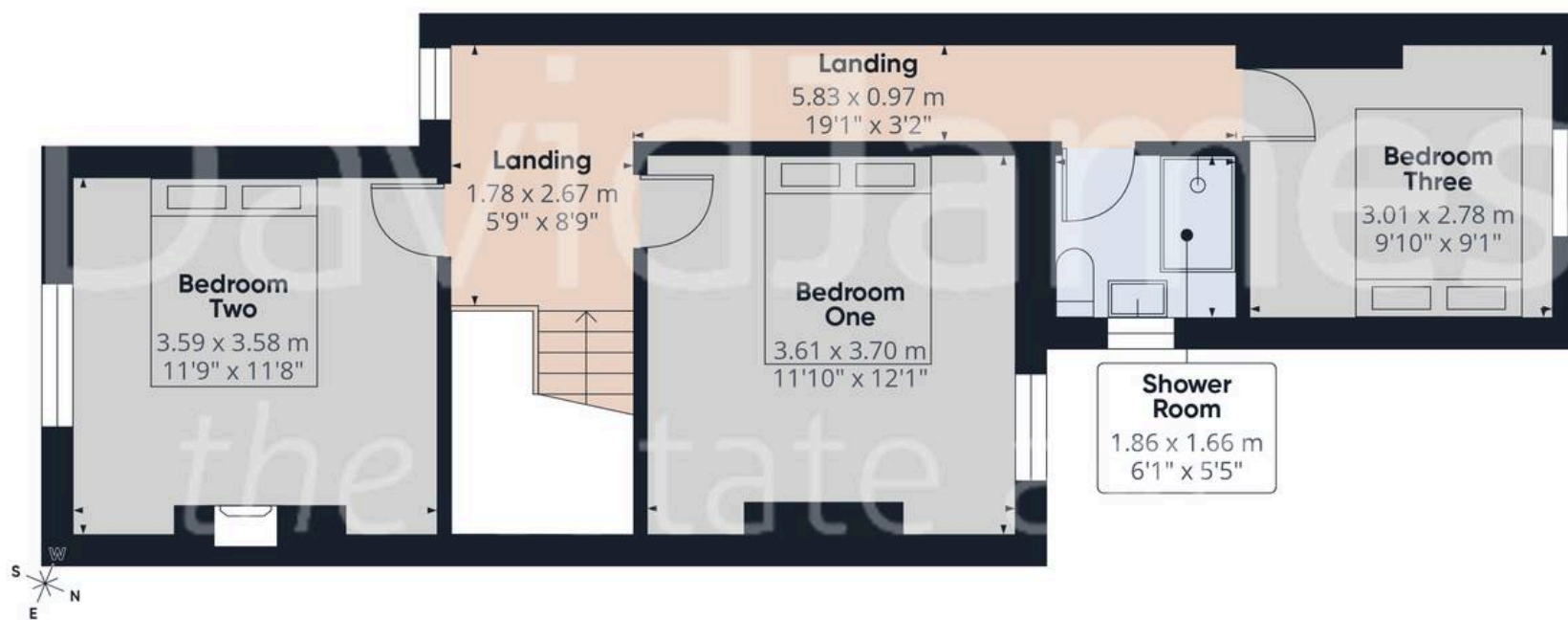
100.5 m²

1083 ft²

Reduced headroom

2.5 m²

27 ft²



Floor 1

(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.