



18 Durham Avenue, Nottingham – NG2 4LU

Guide Price **£290,000**

DavidJames
the estate agent



18 Durham Avenue

Nottingham, Nottingham

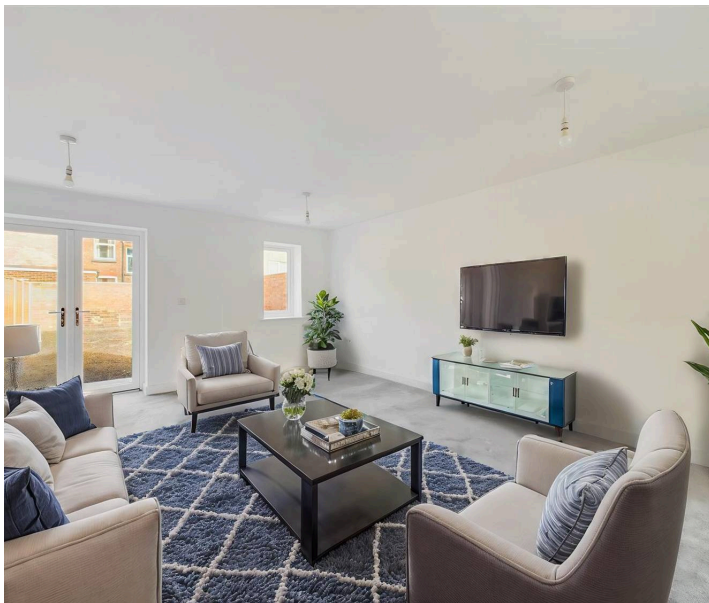
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Newly-built detached family home
- 10-year structural warranty for peace of mind
- Within easy reach of Sneinton Dale's amenities and the nearby Nottingham City Centre
- Bright and spacious lounge/dining room with French doors
- Stylish modern kitchen with integrated appliances
- Ground floor underfloor heating system
- Four bedrooms (main bedroom suite with a dressing room and en-suite)
- Main family bathroom with a separate shower cubicle
- Enclosed and good-sized rear garden with a lawn and patio area
- Driveway and EV charging point









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

105.5 m²

1135.59 ft²

Reduced headroom

5.23 m²

56.3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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