



**15 Jarvis Avenue, Nottingham - NG3 7BJ**

Guide Price **£375,000**

**DavidJames**  
the estate agent





## 15 Jarvis Avenue

Nottingham, Nottingham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Traditional detached family home with a versatile layout
- Three bedrooms, with bedroom one having a bay window to the front elevation
- L-shaped entrance hall with engineered Oak flooring
- Light and airy lounge with windows to three elevations (including a bay window) and engineered Oak flooring
- Open plan dining kitchen with family seating area
- Kitchen with handleless gloss Grey units and integrated twin ovens, hob, dishwasher and fridge/freezer
- Side porch/utility room, pantry
- Stylish bathroom/Wc with walk-in shower area with mains shower and body jets
- Gated gravel driveway provides parking, garage with French doors providing rear pedestrian access
- Good sized lawned rear garden with paved patio area including a covered patio entertaining area with power and lighting

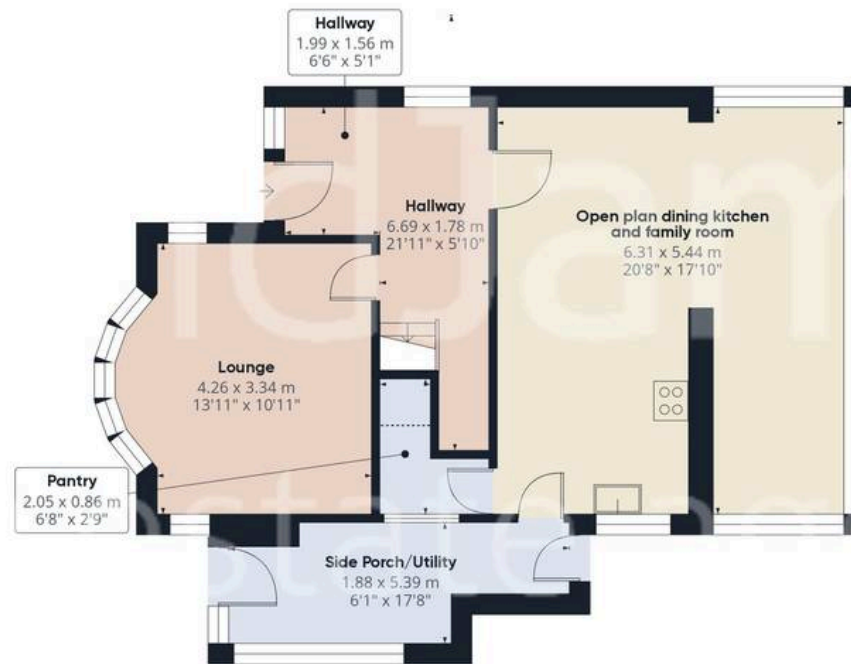












Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

118.93 m<sup>2</sup>

1280.16 ft<sup>2</sup>

**Reduced headroom**

0.58 m<sup>2</sup>

6.25 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1 Building 1





## David James Estate Agents

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