



3 Swains Avenue, Nottingham - NG3 7AS

Guide Price £250,000 - £260,000

DavidJames
the estate agent



3 Swains Avenue

Nottingham, Nottingham

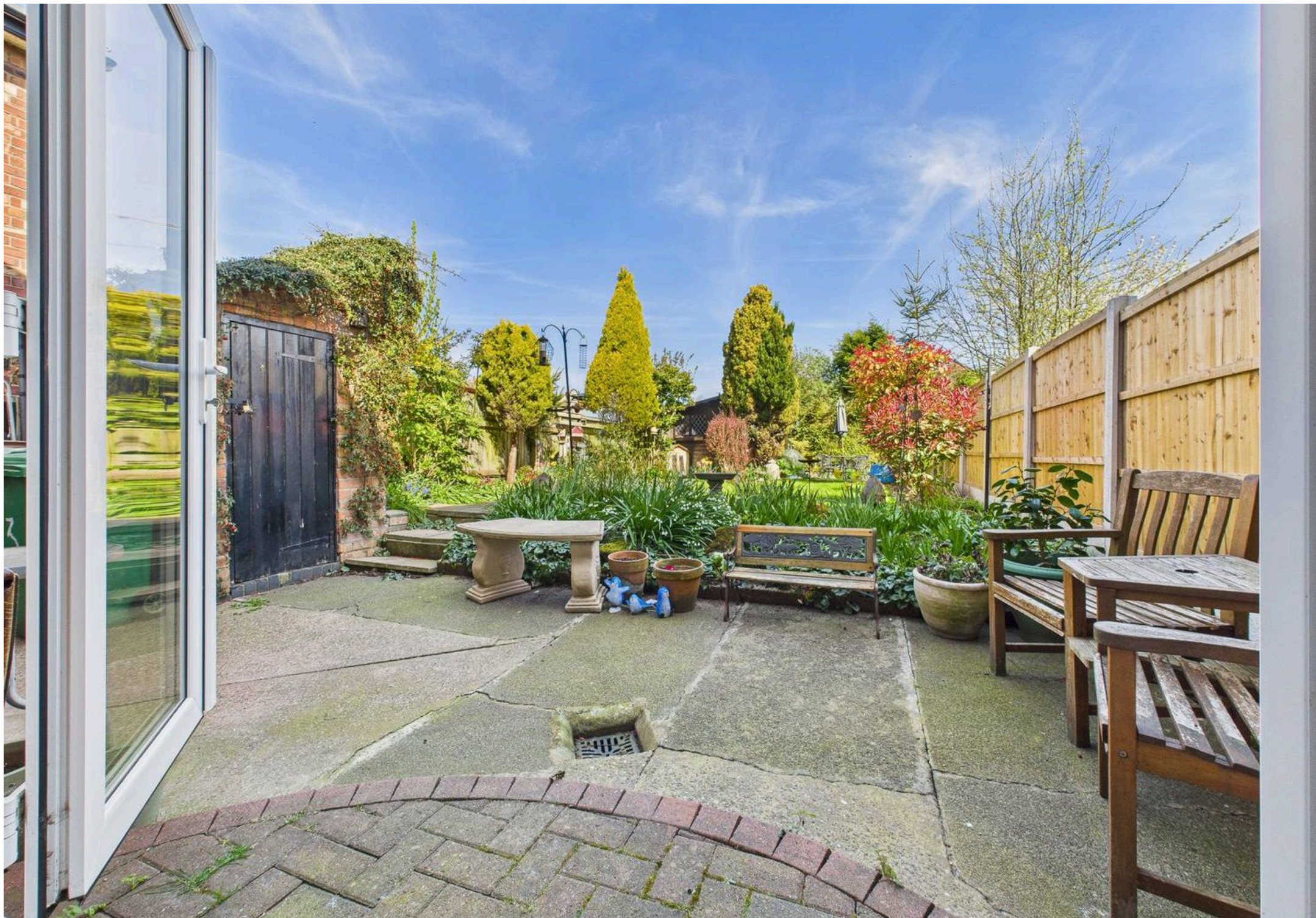
GUIDE PRICE £250,000–£260,000 Delightful 3-bed semi-detached home with updated interiors, modern kitchen, landscaped garden and versatile living spaces. Ideal for those seeking a convenient location!

Council Tax band: B

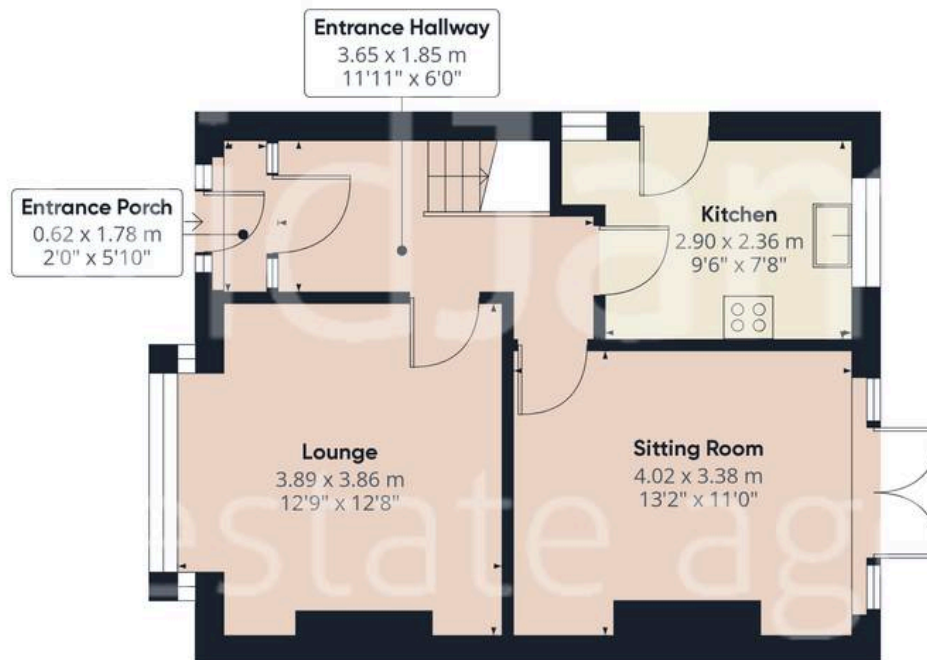
Tenure: Freehold

- Well-presented and recently decorated semi-detached family home
- Close to Bakersfield and Carlton's amenities, schools and frequent bus services
- Bright lounge with large box bay window and feature fire
- Second versatile reception room with French doors
- Well-appointed kitchen featuring modern walnut-effect worktops, sleek cabinetry and a range of integrated appliances
- Three bedrooms (including two double bedrooms)
- Modern three-piece bathroom featuring a Mira electric shower and marble-effect tiling
- Landscaped rear garden with a patio and lawn plus a summer house with power
- Additional benefits include a combi boiler, recently retiled roof, loft with lighting and Hillarys blinds
- Driveway to the front provides off-street parking









Floor -1



Floor 0

Approximate total area⁽¹⁾

82.48 m²

887.81 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360



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