



38 Rochester Avenue, Netherfield – NG4 2PL

Guide Price **£250,000 – £260,000**

DavidJames
the estate agent



38 Rochester Avenue

Netherfield, Nottingham

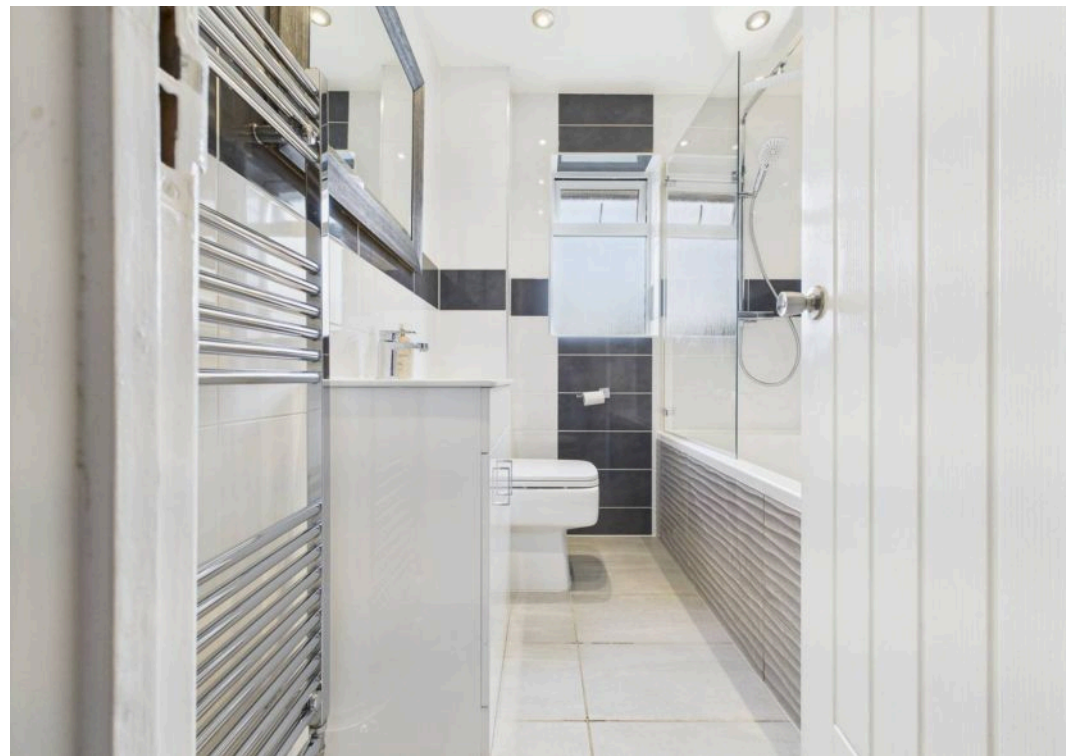
GUIDE PRICE £250,000–£260,000 Superb 3-bed end terrace with modern interiors, spacious living areas, private garden and detached garage. Ideal for first-time buyers or families and close to amenities!

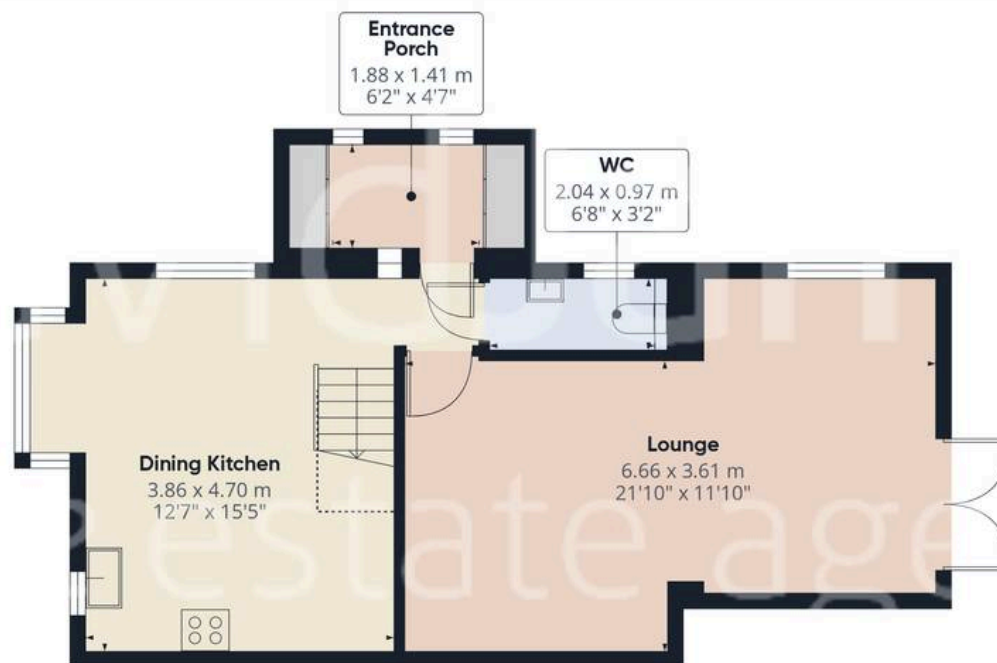
Council Tax band: B

Tenure: Freehold

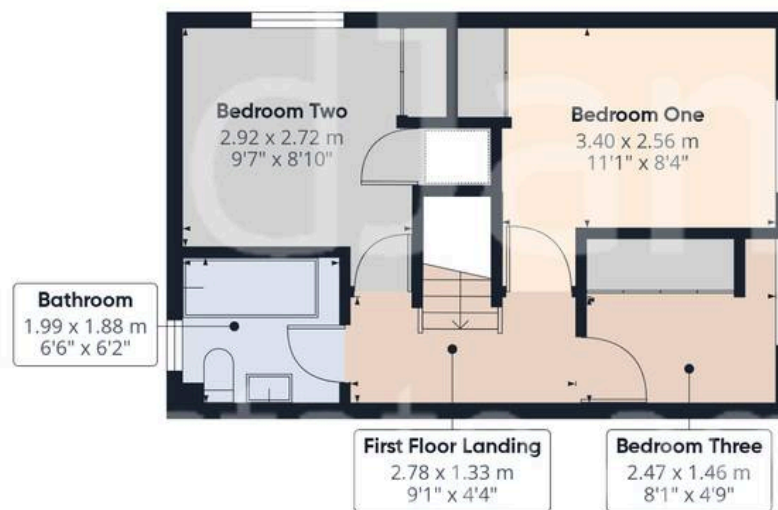
- Stylishly-presented end terrace home
- Within walking distance of Netherfield's nearby amenities and frequent transport links
- Welcoming entrance porch with built-in storage solutions
- Contemporary lounge with light wood flooring, Italian stucco feature wall and French doors
- Spacious and bright breakfast kitchen featuring cream cabinetry, walnut-effect worktops and a generous dining space
- Three well-proportioned bedrooms (two with built-in storage)
- Contemporary WC featuring sleek fittings and modern tiling
- Stylish and high-standard bathroom with rainfall shower and full-size bath
- Private and low maintenance rear garden (perfect for relaxing or entertaining)
- Driveway and detached garage with an electric door







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

83.5 m²

901 ft²

Reduced headroom

1.4 m²

15 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

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@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.