



15 Jarvis Avenue, Nottingham – NG3 7BJ

Guide Price **£350,000**

DavidJames
the estate agent



15 Jarvis Avenue

Nottingham, Nottingham

Three bedroom detached house in sought-after Bakersfield. Open plan dining kitchen/family space, stylish bathroom, garage, lawned garden with covered patio. Comfort meets style in this family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 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 accessed from the kitchen, ground floor Wc
- Stylish bathroom/Wc with walk-in shower area with mains shower and body jets
- Combination gas central heating, UPVC double glazing
- Gated gravel driveway provides parking, garage with French doors providing rear pedestrian access







Floor 0 Building 1

Approximate total area⁽¹⁾

120.15 m²

1293.29 ft²

Reduced headroom

0.58 m²

6.25 ft²



Floor 1 Building 1

(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.

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.