

# Nottingham

Bentley Avenue  
NG3 7AX

DavidJames  
the estate agent



## Property floor plan & measurements

### GROUND FLOOR

#### Lounge

4.22m x 3.63m plus bay  
(13'10" x 11'11" plus bay)

#### Conservatory

5.54m x 2.16m  
(18'2" x 7'1")

#### Dining Kitchen

3.68m x 3.69m  
(12'1" x 12'1")

#### Utility

2.39m x 1.17m  
(7'10" x 3'10")

#### WC

1.18m x 0.80m  
(3'10" x 2'7")

#### Bedroom One

3.89m plus bay x 3.28m  
(12'9" plus bay x 10'9")

#### Bedroom Two

3.28m x 2.92m  
(10'9" x 9'7")

#### Bedroom Three

4.22m max x 2.13m max  
(13'10" max x 7'0" max)

#### Bathroom

3.28m x 1.88m  
(10'9" x 6'2")

Ground Floor  
Approx. 79.5 sq. metres (856.1 sq. feet)



79.5 sq metres  
(856.1 sq feet)

Total Area  
(Approx)

Southerly Facing  
Rear Aspect



Nottingham  
City Council

Band  
D

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

### COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

### THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(C)

### Guide Price

£270,000-  
£280,000

### Detached Bungalow

3 bedrooms

### EPC Rating

D (62)

### Tenure

Freehold

### Carlton Branch

317 Carlton Hill t 0115 987 8957 e carlton@david-james.com

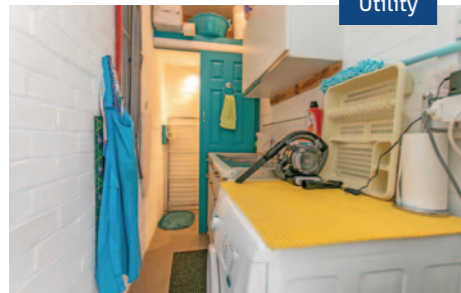
www.david-james.com



Dining Kitchen



Conservatory



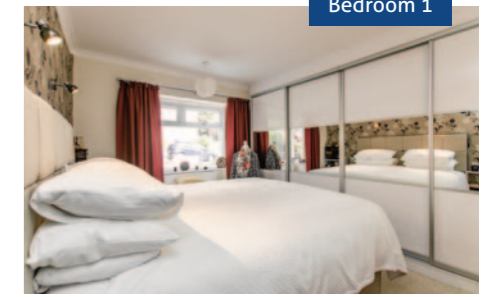
Utility



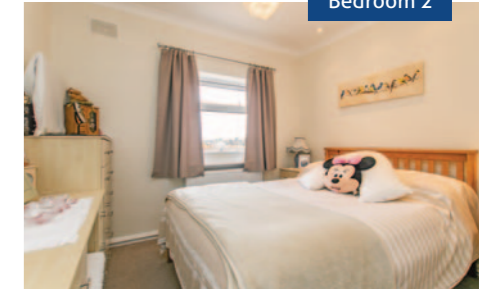
Patio



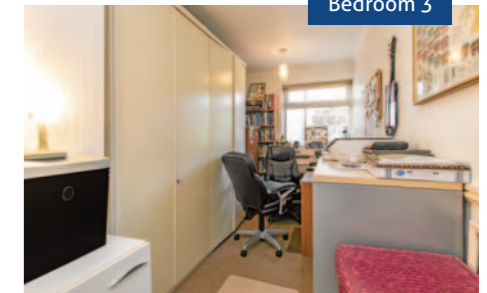
Lounge



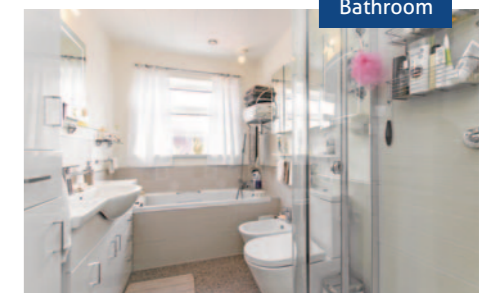
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

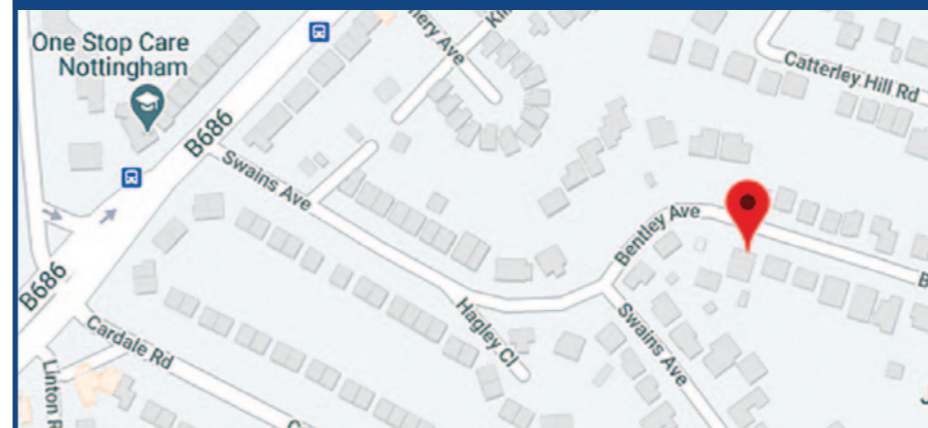
## Summary

VIDEO TOUR AVAILABLE ON REQUEST! A three bedroom extended detached bungalow boasting a stunning modern dining kitchen with integrated appliances which must be viewed to be fully appreciated! There's a lounge with feature fireplace, utility, versatile conservatory & a fantastic modern bathroom with five piece suite whilst outside, the property enjoys a beautiful southerly facing established garden, drive & detached garage. SOLD WITH NO UPWARD CHAIN!

## Key Features

- ✓ Extended detached bungalow
- ✓ Three bedrooms
- ✓ Lounge with feature fireplace
- ✓ Stunning modern dining kitchen
- ✓ Integrated appliances and utility room with WC
- ✓ Versatile conservatory
- ✓ Superb modern bathroom with five piece suite
- ✓ Beautiful established rear garden
- ✓ Drive and detached garage with incorporated workshop
- ✓ Beautifully presented throughout

## Location Map



Please note that the pin on the map may not show the exact location of the property

## Stamp Duty Rates

- First time purchase  
**£0.00-£0.00**
- Buying your next home  
**£0.00-£0.00**
- Additional or buy to let property  
**£8,100.00-£8,400.00**

For more information visit [www.david-james.com/stampduty](http://www.david-james.com/stampduty)