



12 Jarvis Avenue, Nottingham – NG3 7BH

Guide Price £260,000

DavidJames
the estate agent



12 Jarvis Avenue

Nottingham, Nottingham

Generous detached bungalow – ideal for those seeking single-storey living! Offering a lounge, dining kitchen, 2 double beds and a 5-piece bathroom plus the benefit of air-conditioning and parking!

Council Tax band: C

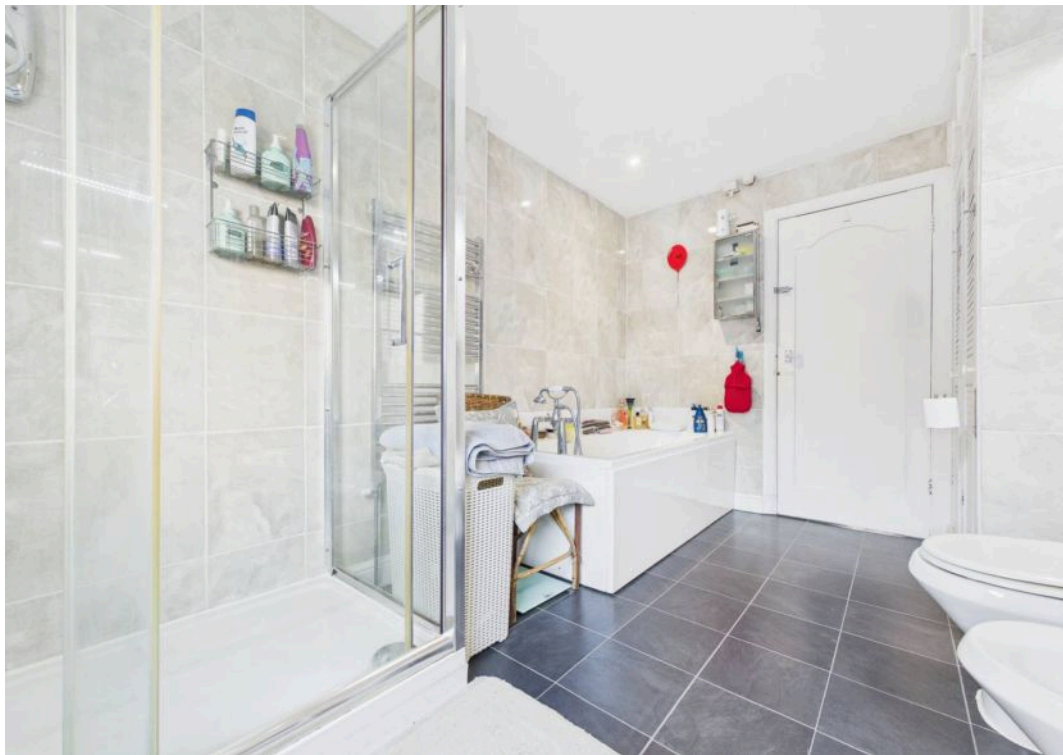
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow with HVAC & charming garden cottage currently used for storage
- Two double bedrooms (main bedroom with HVAC)
- A short walk from Bakersfield's local amenities and frequent bus services
- Ideal for those seeking the benefits of single-storey living
- Lounge with a feature bay window, contemporary electric fire & HVAC
- Spacious dining kitchen with a generous range of units plus integrated appliances
- Versatile conservatory with heating and HVAC for year-round use
- Five-piece modern bathroom with both a bath and large shower enclosure
- Low-maintenance and south-easterly facing rear garden with patio, artificial lawn and a useful garden cottage used for storage and housing the HVAC system
- Driveway, hardstanding and carport provide off-street parking







Approximate total area⁽¹⁾

93.07 m²

1001.79 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 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.

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