



**Simkin Avenue, Nottingham NG3 6HU**

**welcome to**

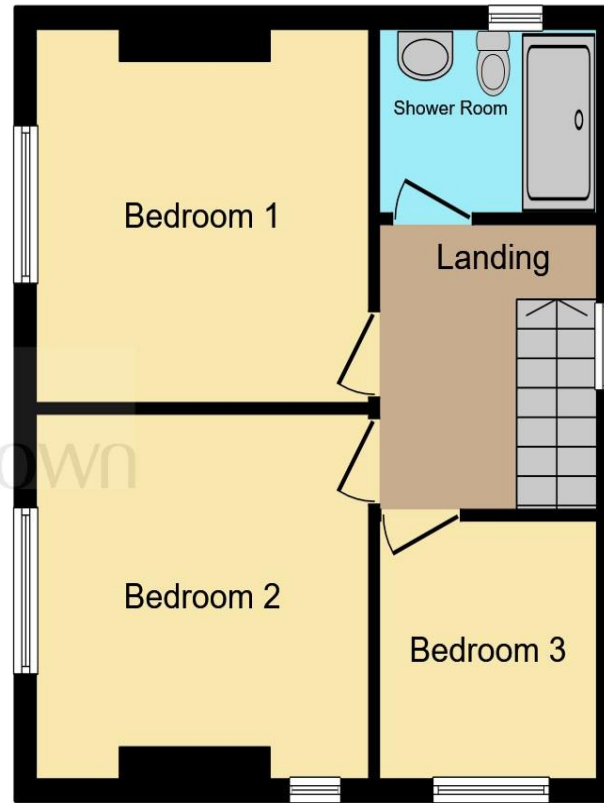
**Simkin Avenue, Nottingham**

DETACHED THREE BEDROOM home located on Simkin Avenue with OFF-STREET PARKING and ENCLOSED REAR GARDEN. MODERN KITCHEN & BATHROOM. **\*\*IDEAL FOR A RANGE OF BUYERS\*\*** Carlton rail station LESS THAN TWO MILES AWAY.





**Ground Floor**



**First Floor**

**Living / Dining Room**

21' 8" MAX x 12' 5" MAX ( 6.60m MAX x 3.78m MAX )

**Kitchen**

13' 4" MAX x 7' 2" MAX ( 4.06m MAX x 2.18m MAX )

**Bedroom One**

11' 8" MAX x 11' MAX ( 3.56m MAX x 3.35m MAX )

**Bedroom Two**

11' 6" MAX x 10' 11" MAX ( 3.51m MAX x 3.33m MAX )

**Bedroom Three**

8' 2" MAX x 7' 3" MAX ( 2.49m MAX x 2.21m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Simkin Avenue, Nottingham

- Council Tax Band: C
- THREE BEDROOMS
- DETACHED PROPERTY
- OPEN PLAN LIVING / DINING
- OFF-STREET PARKING VIA DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS117990](https://www.williamhbrown.co.uk/Property/NVS117990)



Property Ref:  
NVS117990 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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