



25 Blenheim Avenue, Nottingham – NG3 6GD

Guide Price **£350,000**

DavidJames
the estate agent



25 Blenheim Avenue

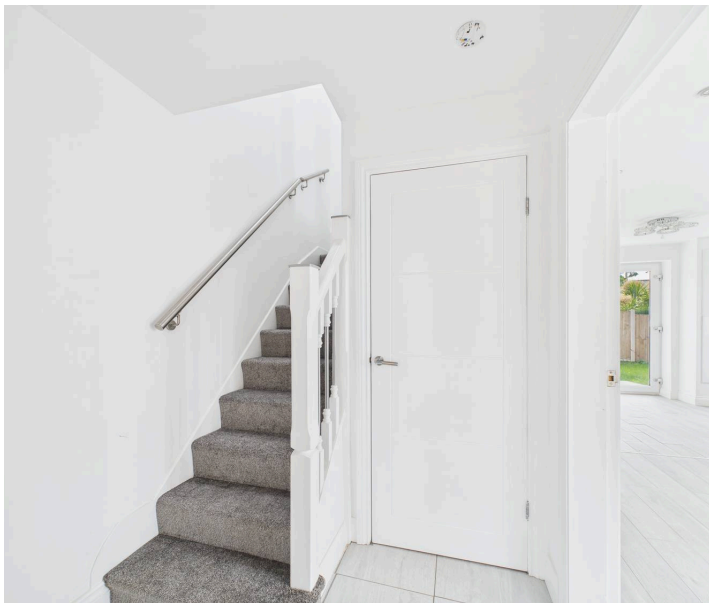
Nottingham

Superb 3 bed detached house with no upward chain close to Mapperley's excellent amenities! Stunning open-plan living area, family bathroom and a southerly-facing corner plot with secure gated parking!

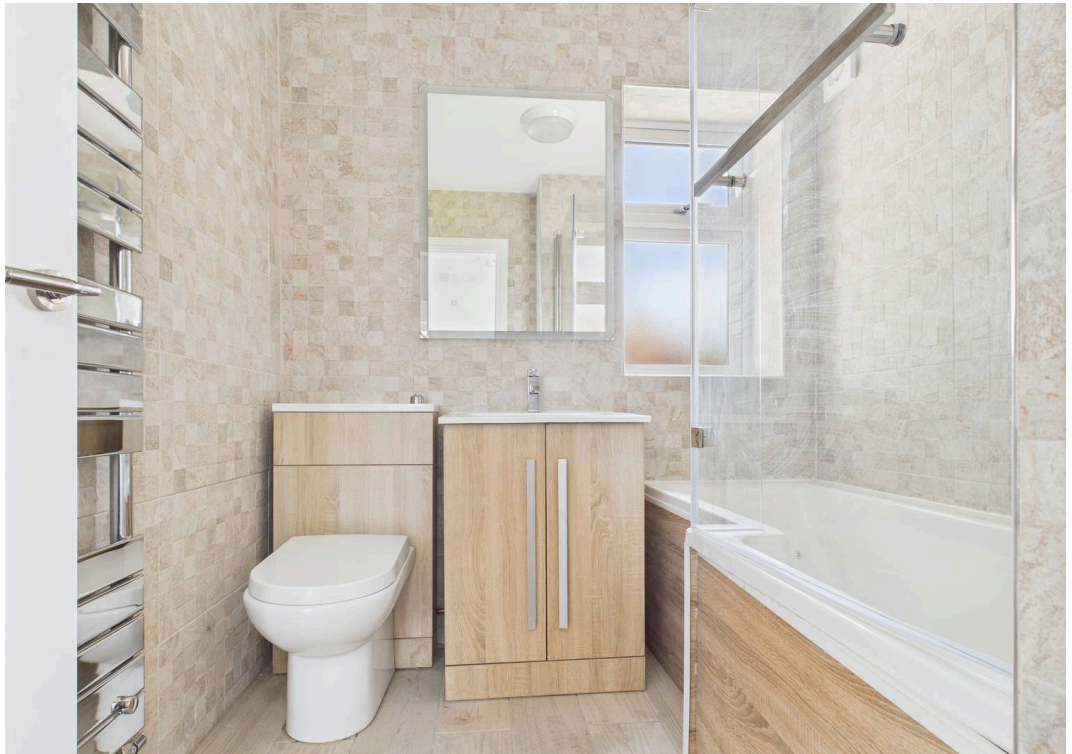
Council Tax band: C

Tenure: Freehold

- Beautifully-presented detached house offered to the market with no upward chain
- Sought-after area close to Mapperley's excellent amenities and bus links
- Bright and spacious triple aspect open-plan lounge, kitchen and dining area perfect for modern living
- Modern fitted dining kitchen with integrated appliances, French doors to the rear garden
- Entrance hall with tiled flooring and adjoining ground floor WC
- Three bedrooms (including two double bedrooms and all newly carpeted)
- Modern 3-piece bathroom suite with mains rainfall shower
- Gas central heating
- Southerly-facing corner plot providing rear garden, patio and additional side garden
- Gated driveway providing secure parking for multiple vehicles









Floor 0



Floor 1

Approximate total area⁽¹⁾

66.8 m²

719 ft²

Reduced headroom

0.7 m²

8 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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@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.