



35 St. Judes Avenue, Nottingham – NG3 5FG

Guide Price **£220,000**



35 St. Judes Avenue

Nottingham, Nottingham

Offered with no chain, this semi-detached home has lots of potential and sits within easy reach of Mapperley's amenities and the City Centre! 2 reception rooms, 3 beds and a southerly-facing garden!

Council Tax band: B

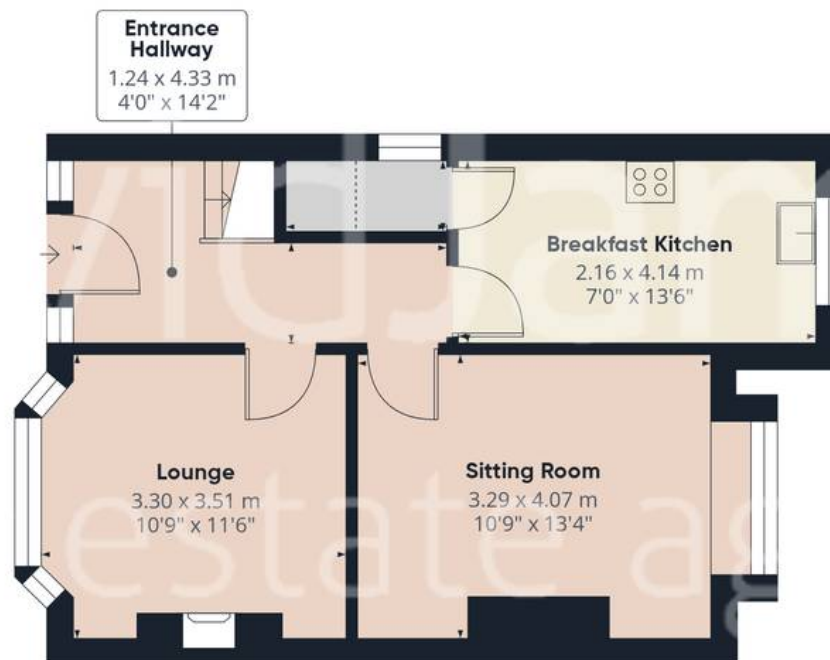
Tenure: Freehold

- Semi-detached family home on a no through road
- Offered to the market with no upward chain
- Within easy reach of Mapperley's excellent amenities
- A short walk from frequent bus services to Nottingham City Centre
- Lots of potential to personalise
- Two well-proportioned reception rooms
- Kitchen with space for freestanding appliances and useful understairs storage
- Three bedrooms (including two double bedrooms)
- First floor shower room and separate WC
- Enclosed and southerly-facing rear garden with mature trees and a timber shed

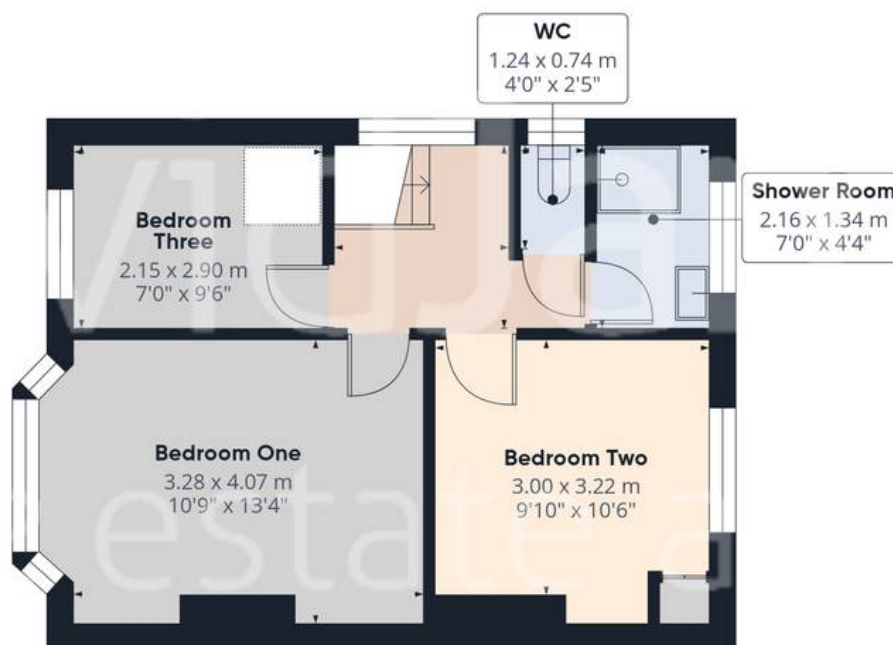








Floor 0



Floor 1

Approximate total area⁽¹⁾

80.2 m²

863 ft²

Reduced headroom

0.7 m²

7 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.