



13 Comery Avenue, Nottingham – NG3 7AD

Guide Price £250,000 – £270,000

DavidJames
the estate agent



13 Comery Avenue

Nottingham, Nottingham

Guide Price £250,000 - £270,000 three-bedroom detached home with no chain in a cul-de-sac location, perfect for families seeking space with well-presented accommodation, neutral décor and parking!

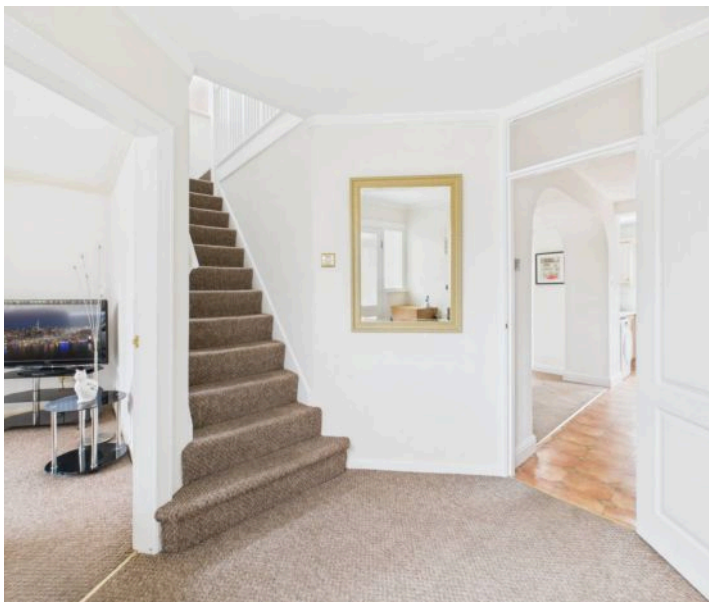
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

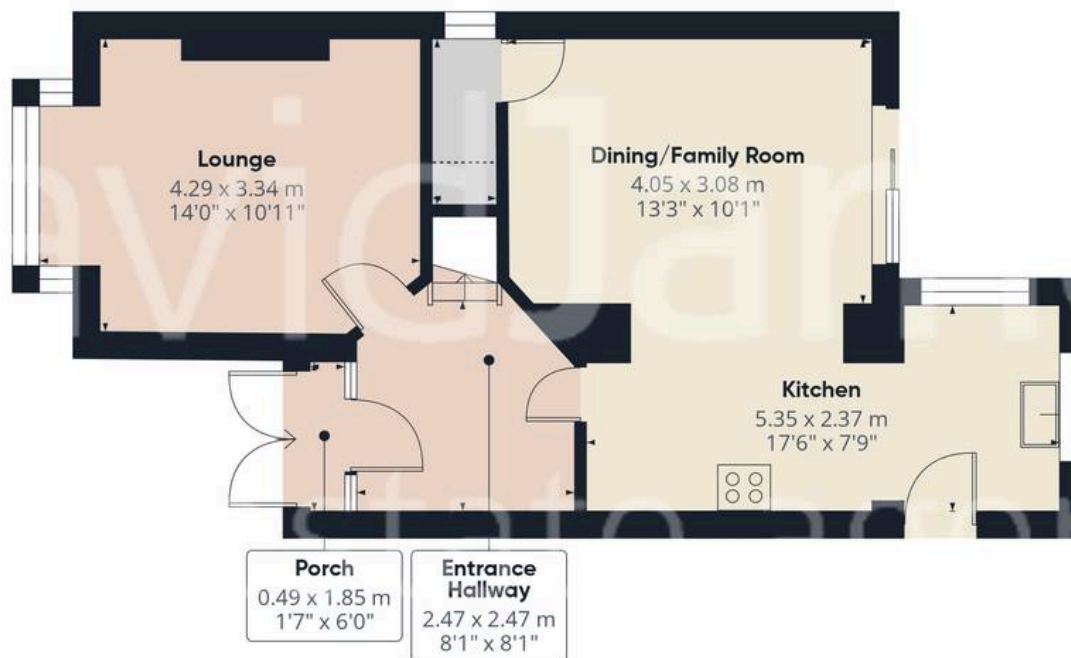
EPC Environmental Impact Rating:

- Traditional detached family home in a cul-de-sac location yet close to all the essential amenities
- Well-maintained throughout with neutral décor and offered with no onward chain
- Bright and spacious lounge with a decorative fire surround and large box bay window
- Good-sized kitchen with wood-effect units and integrated cooking appliances
- Separate dining/family room with patio doors leading directly onto the rear garden
- Three bedrooms (third bedroom with built-in storage cupboard)
- Modern shower room with double-width walk-in shower enclosure and vanity basin
- Gas central heating with a combination boiler
- Lovely southerly-facing private rear garden with paved patio area and lawn
- Gated block-paved driveway provides off-street parking

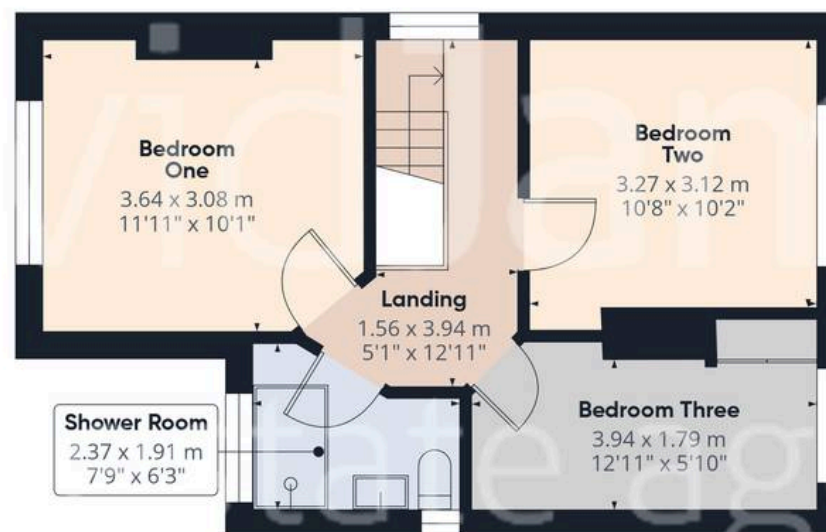








Floor 0



Floor 1

Approximate total area⁽¹⁾

85.4 m²

918 ft²

Reduced headroom

0.3 m²

4 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.

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