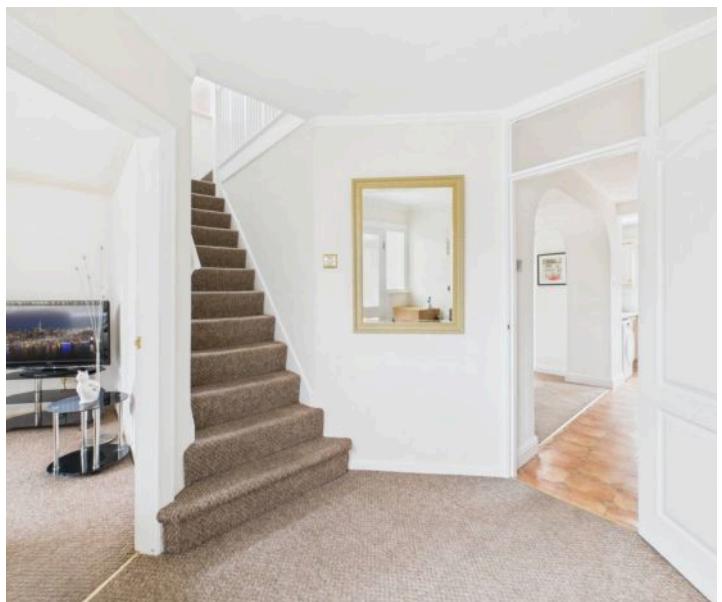




13 Comery Avenue, Nottingham – NG3 7AD

Guide Price £250,000 - £270,000

David James
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

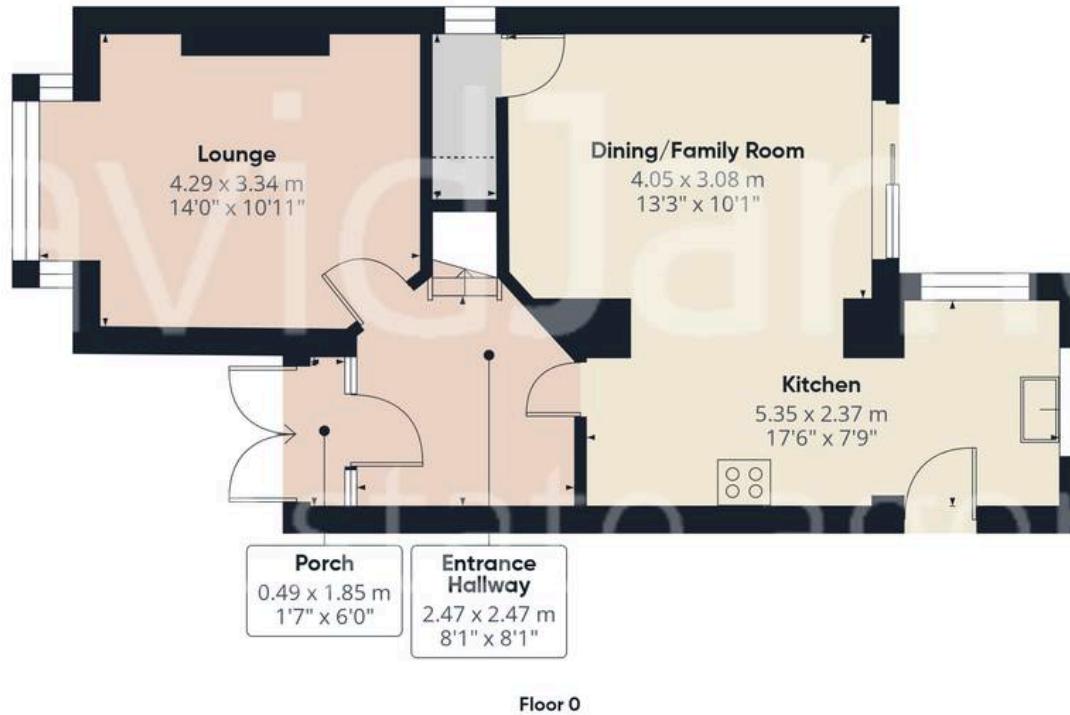
EPC Energy Efficiency Rating: D

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







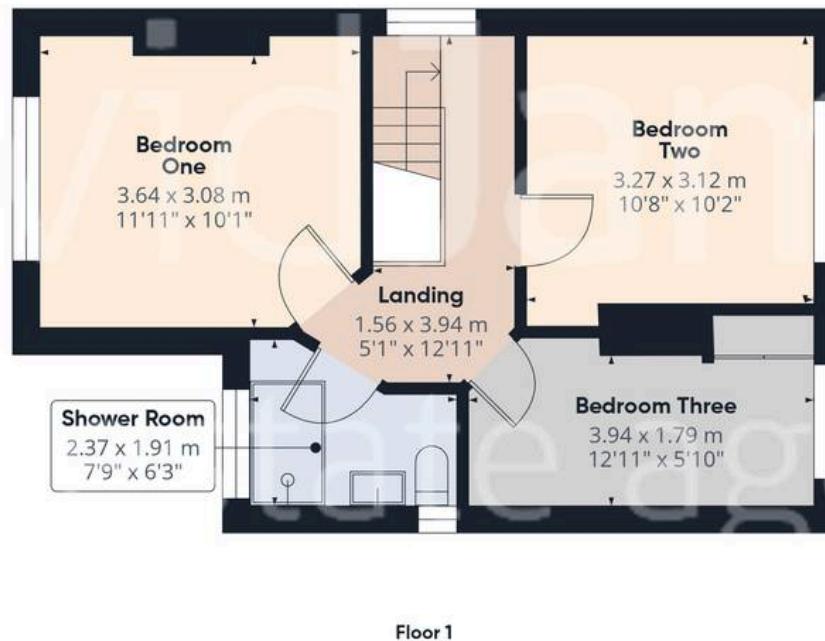
DavidJames
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Approximate total area⁽¹⁾

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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@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.