



5 Holly Avenue, Thorneywood, NG3 2PA

Guide Price **£260,000**

DavidJames
the estate agent



5 Holly Avenue

Thorneywood, Nottingham

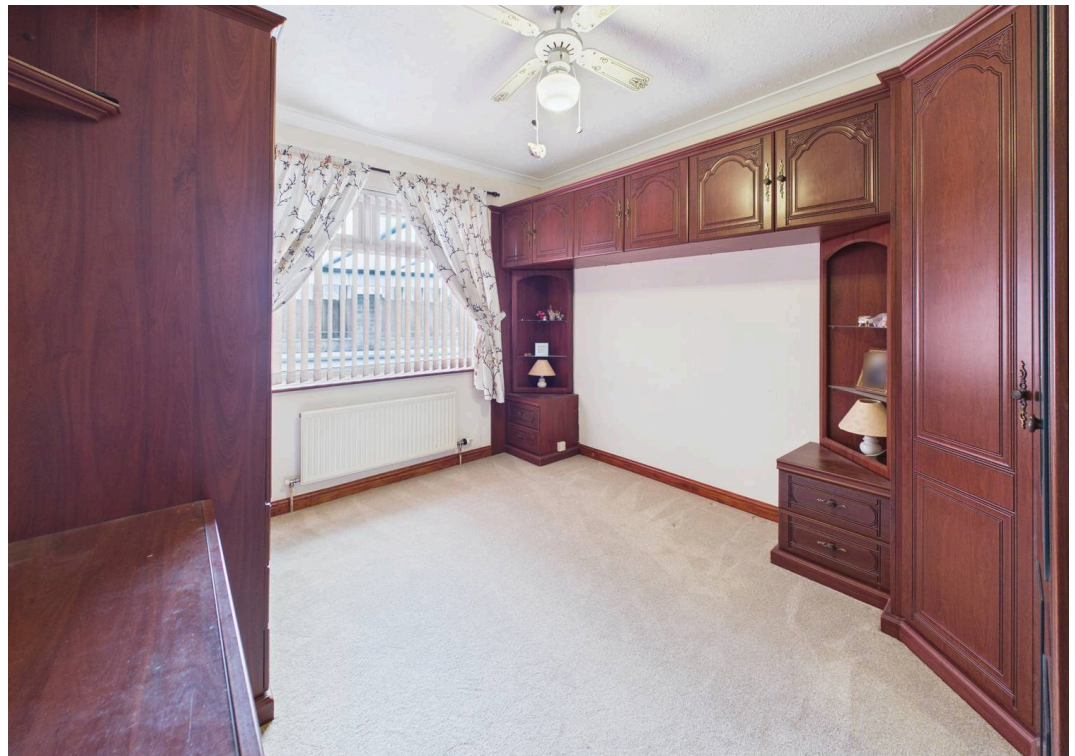
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well presented and spacious detached bungalow
- Three bedrooms, bedroom two with fitted bedroom furniture
- Entrance porch and L-shaped entrance hall with timber finish flooring
- Spacious lounge with windows to two elevations and a feature fireplace with gas fire
- Dining kitchen with panelled units, timber finish flooring and integrated oven, hob and extractor
- Large UPVC double glazed conservatory with French doors to the rear garden and access to a WC with washbasin
- Fully tiled bathroom/Wc with white suite and separate shower enclosure
- Gas central heating, UPVC double glazing
- Pressed concrete driveway provides ample tandem parking, partially enclosed by a car port, garage with double doors
- Enclosed rear garden with patio area to the rear of the garage







Floor 0 Building 1

Approximate total area⁽¹⁾

105.4 m²

1135 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

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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