



1 Park Avenue, Woodthorpe – NG5 4HS

Guide Price **£390,000**

DavidJames
the estate agent



1 Park Avenue

Woodthorpe, Nottingham

Detached 3 bed family home on a corner plot in the highly sought after Woodthorpe, offered with NO UPWARD CHAIN and boasting 2 reception rooms, detached garage and lots of potential to personalise!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

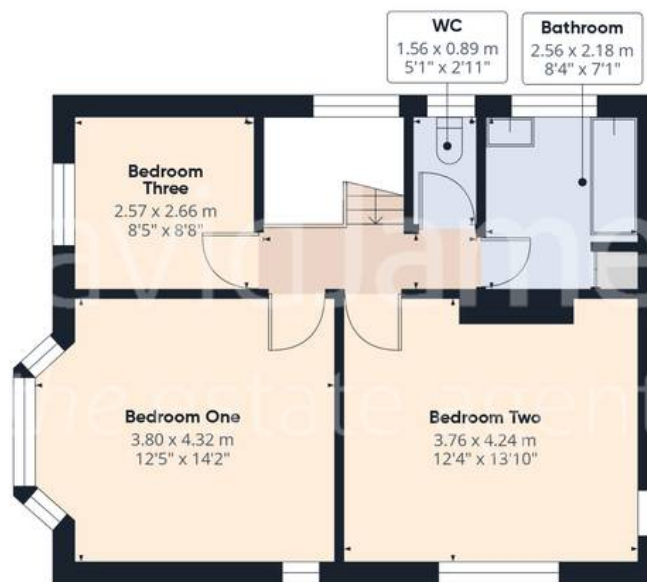
- Detached family home occupying a generous corner plot
- Offered to the market with no upward chain
- Sought after Woodthorpe location close to local amenities, schools and frequent transport links
- Excellent opportunity to personalise and add future value
- Two spacious reception rooms with feature bay windows (lounge and separate dining room)
- Fitted kitchen with dining space and provision for freestanding appliances
- Three bedrooms (including two double bedrooms)
- First floor bathroom with a two-piece suite and a separate WC
- Corner-plot provides large wraparound gardens with huge potential
- Driveway leading to a detached garage providing secure parking or storage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

118.2 m²

1272 ft²

Reduced headroom

0.1 m²

1 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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