



**143 Simkin Avenue, Nottingham - NG3 6HU**

Guide Price **£300,000-£325,000**





## 143 Simkin Avenue

Nottingham, Nottingham

New build 4 bedroom detached family home in Mapperley. Open plan lounge/dining room, modern kitchen, luxury bathroom, low maintenance garden and driveway with EV charging point.

Council Tax band: B

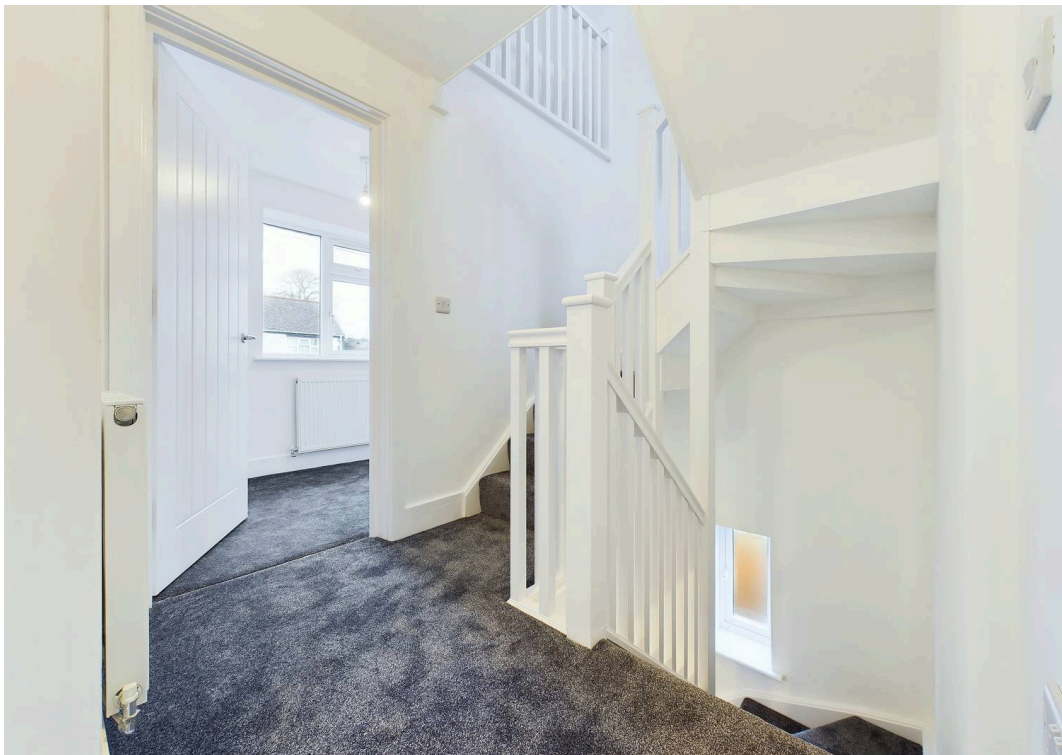
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- New build, detached three storey home
- Four bedrooms, set over the first and second floors
- Entrance hall with laminate flooring and adjoining ground floor Wc with washbasin
- Open plan lounge/dining room with laminate flooring and French doors to the rear garden
- Kitchen with grey handleless units and integrated oven, hob, extractor and fridge/freezer
- First floor bathroom/Wc with white suite and separate shower cubicle with mains shower
- Gas central heating, UPVC double glazing and composite entrance door, alarm system
- Low maintenance enclosed rear garden with patio and artificial lawn area as well as outside power and lighting
- Tandem driveway provides off road parking, EV charging point
- Sold with no upward chain







Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

93.8 m<sup>2</sup>  
1009.68 ft<sup>2</sup>

**Reduced headroom**

8.4 m<sup>2</sup>  
90.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



## David James Estate Agents

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