



39 Joyce Avenue, Nottingham – NG5 3HN

Guide Price **£250,000**



39 Joyce Avenue

Nottingham, Nottingham

Charming semi-detached house with three bedrooms, open plan living area, modern kitchen, ground floor bathroom and stylish first floor shower room as well as a rear garden. Close to amenities and transport links.

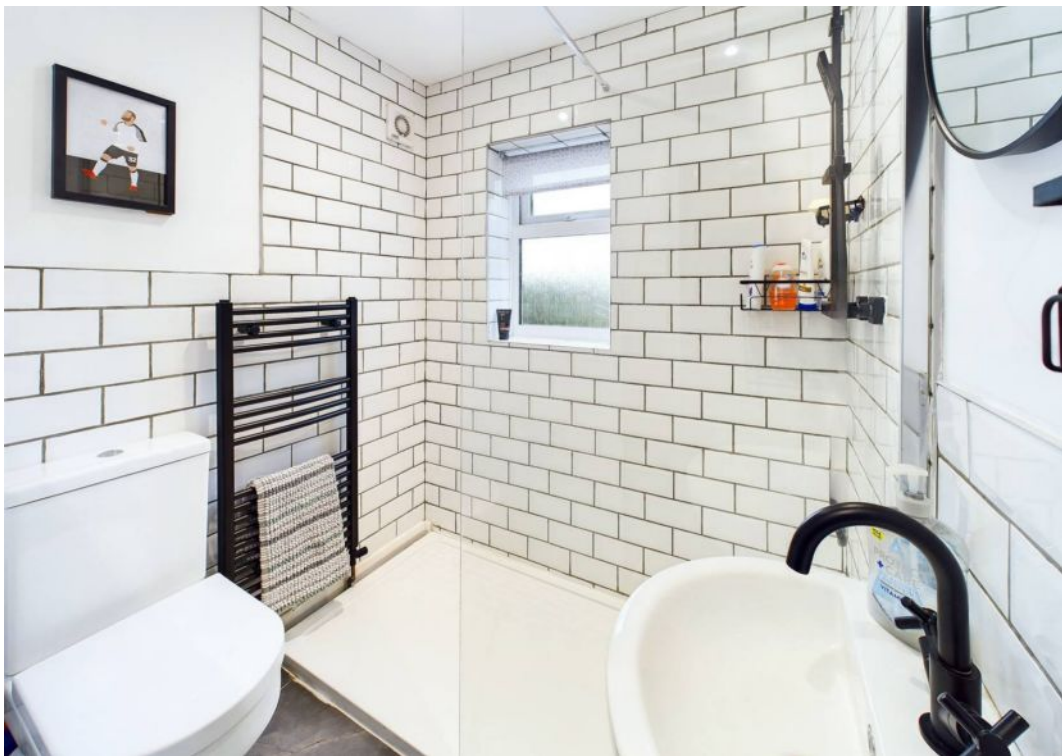
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended traditional style semi-detached house
- Three bedrooms
- Entrance hall with adjoining utility room
- Open plan living with lounge having a fireplace with multi-fuel burner and adjoining dining room
- Kitchen with Oak panelled finish units and tiled flooring
- Ground floor bathroom/Wc with white suite and electric shower
- Stylish first floor shower room/Wc with walk-in shower cubicle and mains shower
- Gas central heating, UPVC double glazing
- Driveway provides off road parking, enclosed lawned rear garden with patio area
- Popular location near to Sherwood's amenities, frequent bus routes and Nottingham City Hospital



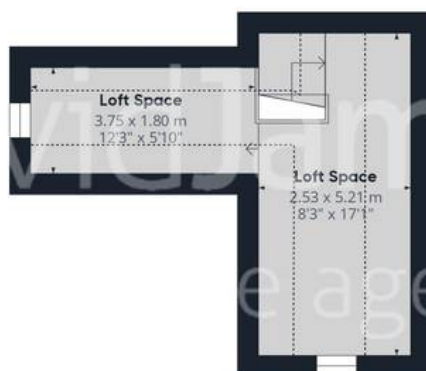




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

103.09 m²

1109.65 ft²

Reduced headroom

10.62 m²

114.28 ft²

(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.

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