

5 Holly Avenue, Thorneywood, NG3 2PA

Guide Price £240,000

DavidJames
the estate agent







5 Holly Avenue

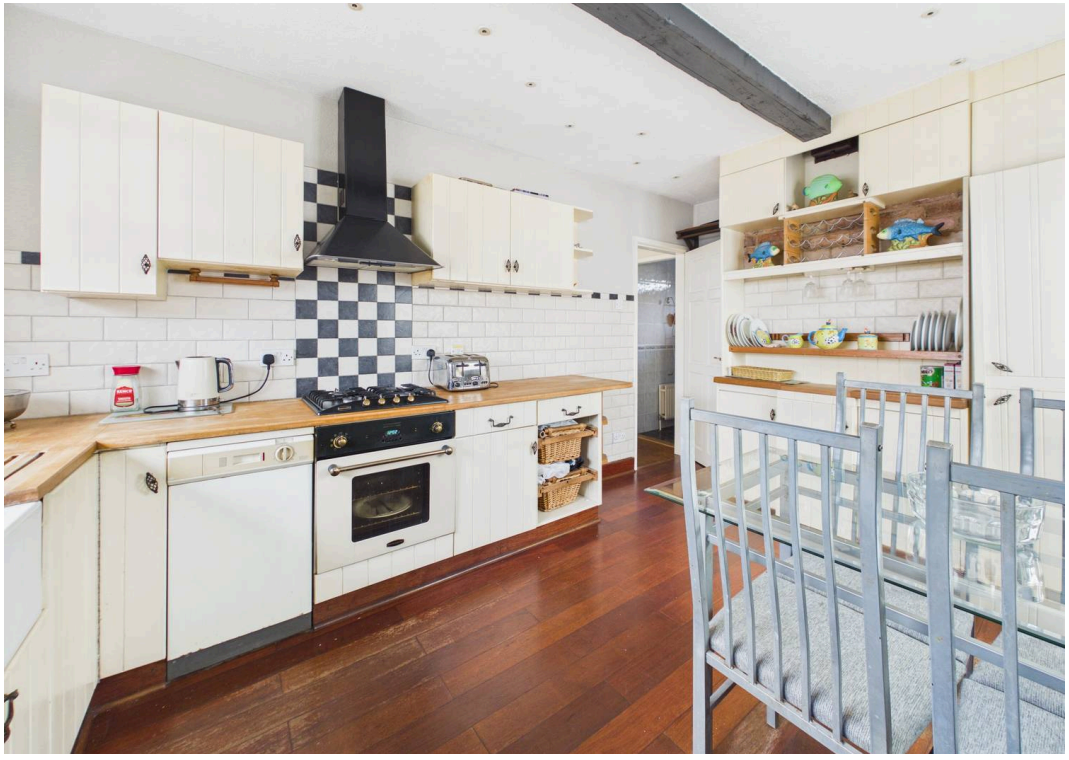
Thorneywood, Nottingham

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



Floor 0 Building 2

DavidJames
the estate agent

Approximate total area(1)

105.4 m²

1135 ft²

(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.

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.