



22 Fisher Avenue, Woodthorpe – NG5 4JE

Guide Price £300,000 – £325,000

DavidJames
the estate agent



22 Fisher Avenue

Woodthorpe, Nottingham

GUIDE PRICE £300,000-£325,000 NO CHAIN AND LOTS OF POTENTIAL! Traditional detached three bed home on tree-lined Woodthorpe cul-de-sac featuring 2 reception rooms, southerly garden, driveway & garage!

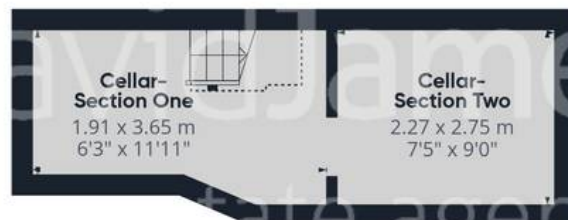
Council Tax band: D

Tenure: Freehold

- Traditional bay-fronted detached home offered with no upward chain
- Sought after Woodthorpe cul-de-sac with amenities and bus links close by
- Perfect purchase for families with exciting potential to modernise
- Bright and spacious dining room with feature bay window
- Charming lounge with fireplace and patio doors overlooking the rear garden
- Dual-aspect fitted kitchen with a range of base and wall units
- Three well-proportioned bedrooms (including two bedrooms with fitted wardrobes)
- Two-piece bathroom suite with separate WC
- Delightful southerly-facing rear garden with paved patio and lawn
- Detached garage with gated side driveway providing off-street parking



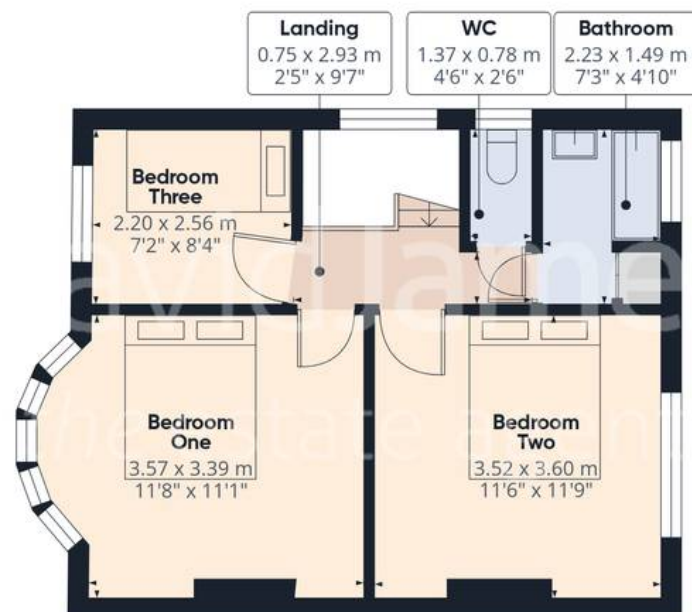




Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

102.8 m²

1107 ft²

Reduced headroom

1 m²

10 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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