



**23 Greenwood Avenue, Nottingham – NG3 7FX**

Guide Price **£300,000**





## 23 Greenwood Avenue

Nottingham, Nottingham

GUIDE PRICE £300,000–£325,000 Charming detached 3 bed bungalow on a cul-de-sac with amenities close by. Breakfast kitchen, bright lounge, sun room, southerly garden, 2 driveways and large garage!

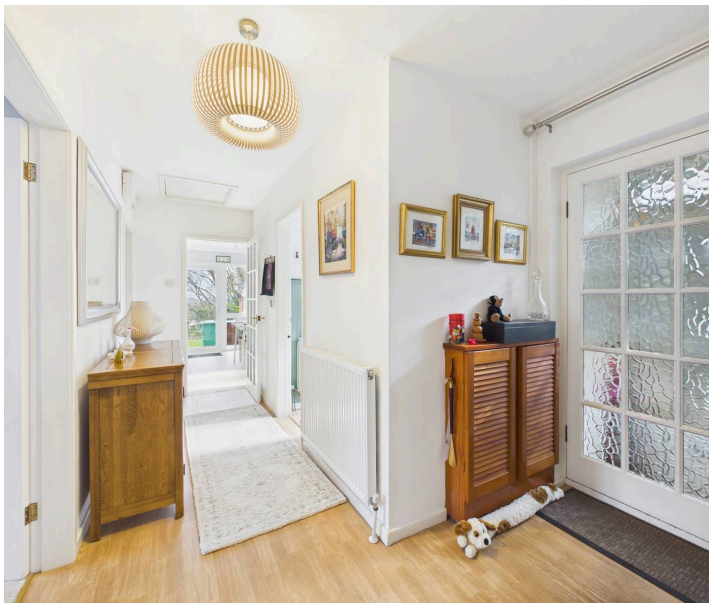
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

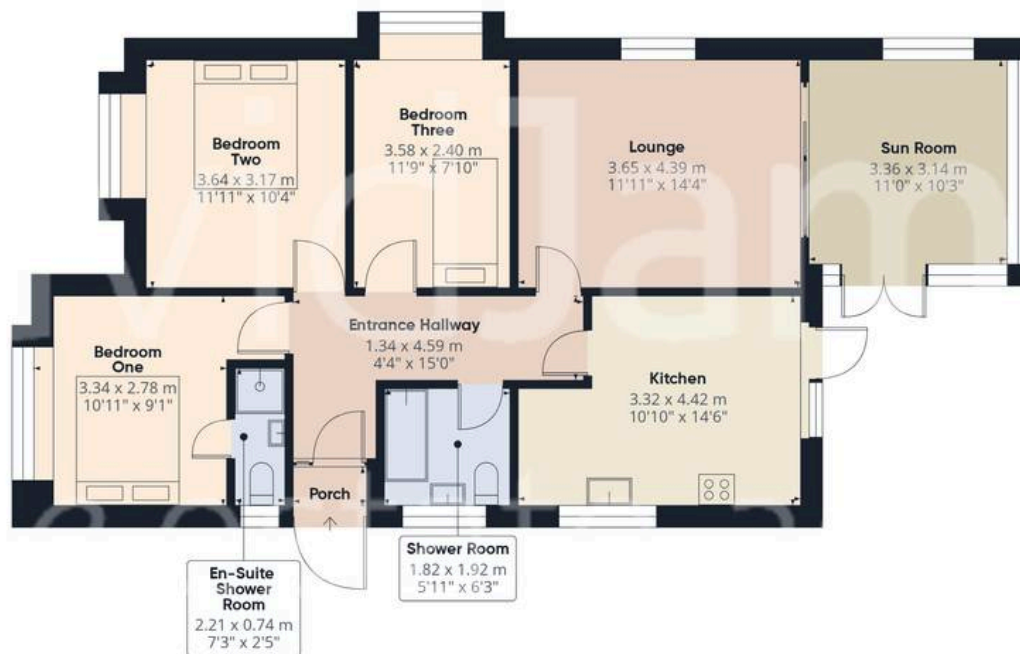
EPC Environmental Impact Rating:

- Spacious detached bungalow offering single-storey living
- Quiet cul-de-sac location close to amenities/transport links
- Ideal for downsizers or buyers seeking easily accessible accommodation
- Bright breakfast kitchen with fitted units and integrated appliances
- Spacious lounge with feature patio doors opening into a light filled sun room/conservatory
- Three generous double bedrooms (second bedroom with fitted wardrobes)
- Bright and airy primary bedroom with en-suite shower room
- Stylish bathroom with dual-head rainfall shower and modern tiled finishes
- Southerly facing tiered garden with patio and lawn
- Two driveways with large garage providing ample parking









Floor 0 Building 1

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

84.8 m<sup>2</sup>

912 ft<sup>2</sup>



Floor 0 Building 2

(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

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