



52a Jarvis Avenue, Nottingham - NG3 7BH

Guide Price **£260,000**





52a Jarvis Avenue

Nottingham

Well-presented semi-detached family home featuring two spacious reception rooms, fitted kitchen, three beds and modern shower room with attractive rear garden and driveway. Close to amenities!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented semi-detached home
- Carlton Hill and Bakersfield's local amenities, shops, schools and regular bus services close by
- Ideal purchase for families and first-time buyers
- Bright and spacious rear aspect lounge with delightful feature fireplace
- Good sized dining room with practical pantry storage
- Well-equipped fitted kitchen with a range of wood-effect units
- Three well-proportioned bedrooms (two bedrooms with built in storage)
- Modern fully tiled shower room with mains shower and vanity sink
- Delightful rear garden with covered pergola, patio, pond and artificial lawn
- Low maintenance front with driveway providing off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

71.7 m²
770 ft²

Reduced headroom

0.3 m²
3 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.

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.