



**25 Blenheim Avenue, Nottingham – NG3 6GD**

Guide Price **£325,000**

**DavidJames**  
the estate agent





## 25 Blenheim Avenue

Nottingham

GUIDE PRICE £325,000 - 350,000. Superb 3 bed detached house with no upward chain close to Mapperley's excellent amenities! Stunning open-plan living area, family bathroom and a southerly-facing corner plot with secure gated parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

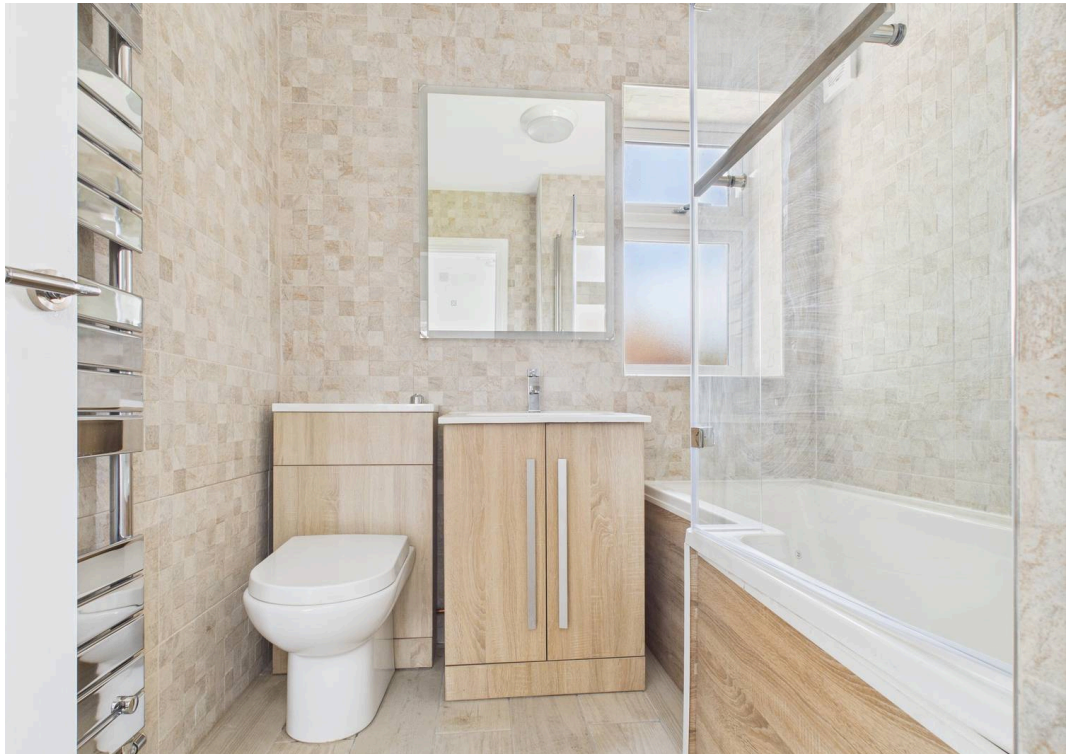
EPC Environmental Impact Rating:

- Beautifully-presented detached house offered to the market with no upward chain
- Sought-after area close to Mapperley's excellent amenities and bus links
- Bright and spacious triple aspect open-plan lounge, kitchen and dining area perfect for modern living
- Modern fitted dining kitchen with integrated appliances, French doors to the rear garden
- Entrance hall with tiled flooring and adjoining ground floor WC
- Three bedrooms (including two double bedrooms and all newly carpeted)
- Modern 3-piece bathroom suite with mains rainfall shower
- Gas central heating
- Southerly-facing corner plot providing rear garden, patio and additional side garden
- Gated driveway providing secure parking for multiple vehicles













Floor 0



Floor 1

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

66.8 m<sup>2</sup>

719 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(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

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