



7 Jarvis Avenue, Nottingham – NG3 7BJ

Guide Price **£350,000**

DavidJames
the estate agent



7 Jarvis Avenue

Nottingham, Nottingham

Offered to the market in excellent order, this 3 bed detached family home features a spacious lounge, conservatory, stylish family bathroom & close proximity to local amenities, schools and bus links.

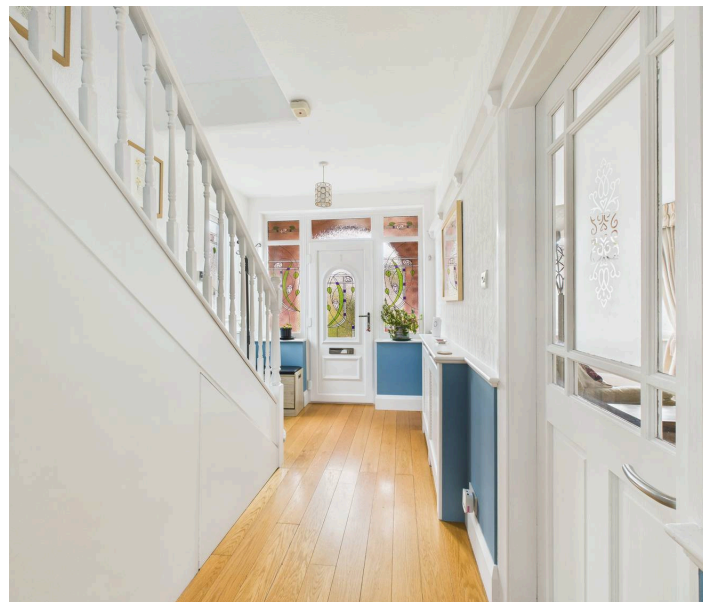
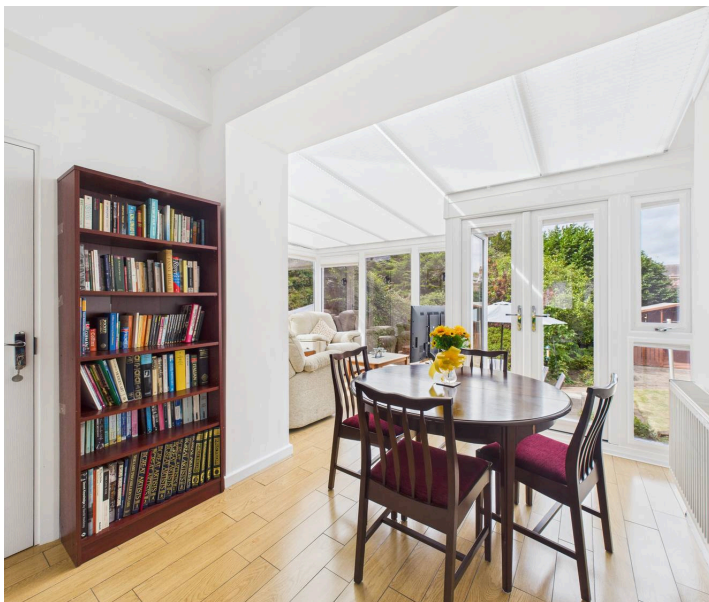
Council Tax band: C

Tenure: Freehold

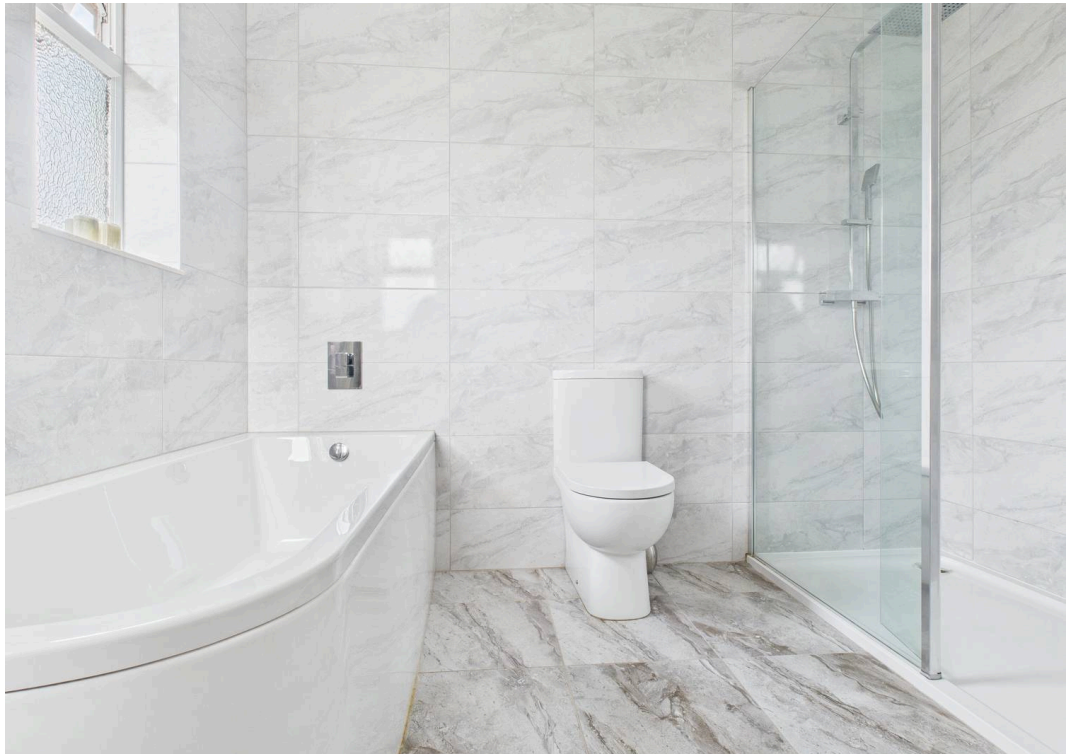
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Immaculately presented detached family home in a great location
- Close to Carlton's amenities, schools, bus links and Nottingham City Centre
- Welcoming entrance hallway with downstairs WC for added convenience
- Bright and spacious lounge with feature gas fireplace
- Well-equipped modern kitchen with a range of integrated appliances and useful utility room
- Good-sized conservatory with beautiful garden views for year-round enjoyment
- Three bedrooms (main bedroom with modern built-in wardrobes)
- Stylish bathroom with walk-in shower enclosure and vanity basin with built-in storage
- Generously sized west-facing rear garden with paved patio area and summerhouse
- Driveway and garage (currently being used as a useful store room) providing off-street parking









Floor 0

Approximate total area⁽¹⁾

114.6 m²

1234 ft²



Floor 1

(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.