



**42 Central Avenue, New Basford – NG7 7AF**

Guide Price **£220,000 – £230,000**

**DavidJames**  
the estate agent





## 42 Central Avenue

New Basford, Nottingham

GUIDE PRICE £220,000–£230,000 Period three-bedroom mid-terrace family home with generous accommodation, combining character features with well-proportioned living spaces ideal for modern family life.

Council Tax band: B

Tenure: Freehold

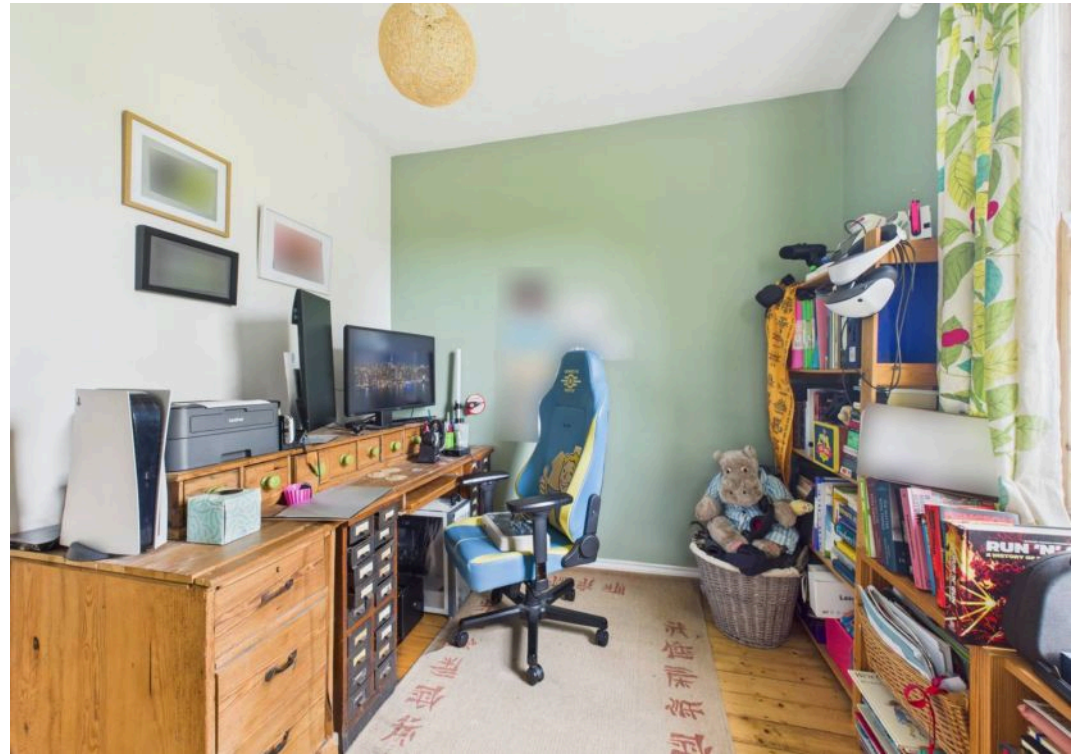
- Period three-bedroom mid-terrace family home
- Located close to local amenities, schools and excellent public transport links
- A short commute to Nottingham City Centre
- Bright and well-proportioned lounge with feature decorative fireplace and original wood flooring
- Separate dining room with original wood flooring
- Well-equipped breakfast kitchen with elegant shaker-style units and integrated cooking appliances
- Three double bedrooms (including bedroom two and three with built-in cupboards)
- Generously sized main bedroom with lovely original wood flooring
- Modern bathroom fitted with a white three-piece suite and separate WC providing additional convenience
- Enclosed rear garden mainly laid to lawn with a paved patio area and decked seating area

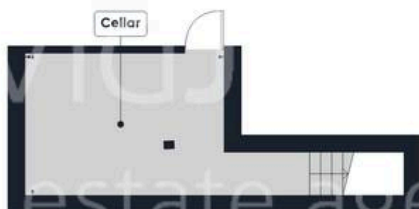












Floor -1



Floor 0



Floor 1

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

112.3 m<sup>2</sup>

1210 ft<sup>2</sup>

(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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