



31 Northholme Avenue, Nottingham - NG6 9AP

Guide Price **£200,000**





31 Northolme Avenue

Nottingham, Nottingham

NO CHAIN! 3 bed semi-detached in a cul-de-sac - just a short walk from Bulwell's amenities/transport links! Lots of potential with 2 reception rooms, kitchen, shower room and a southerly-facing garden

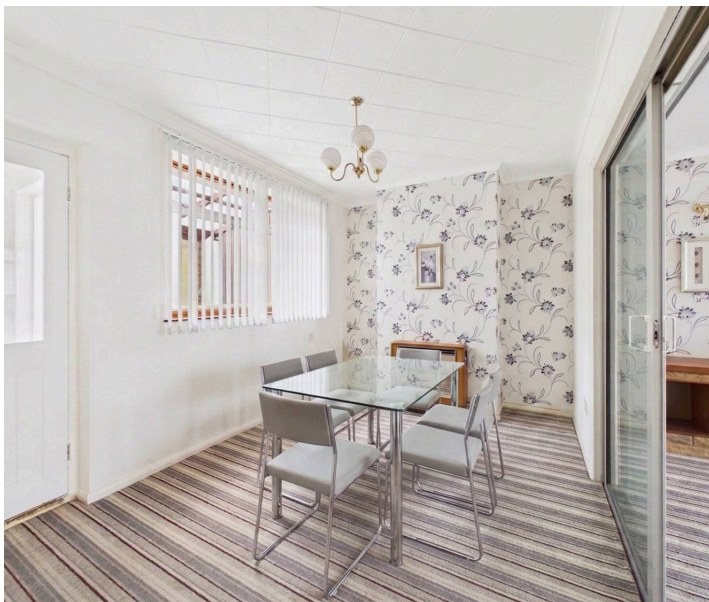
Council Tax band: B

Tenure: Freehold

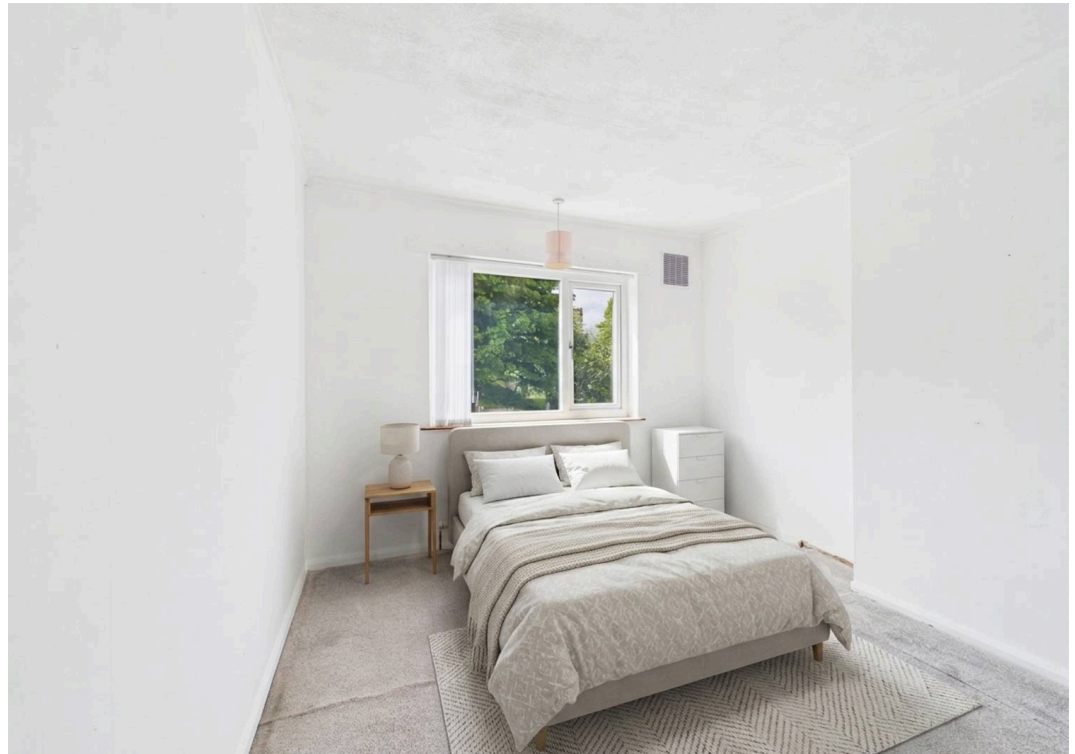
EPC Energy Efficiency Rating: D

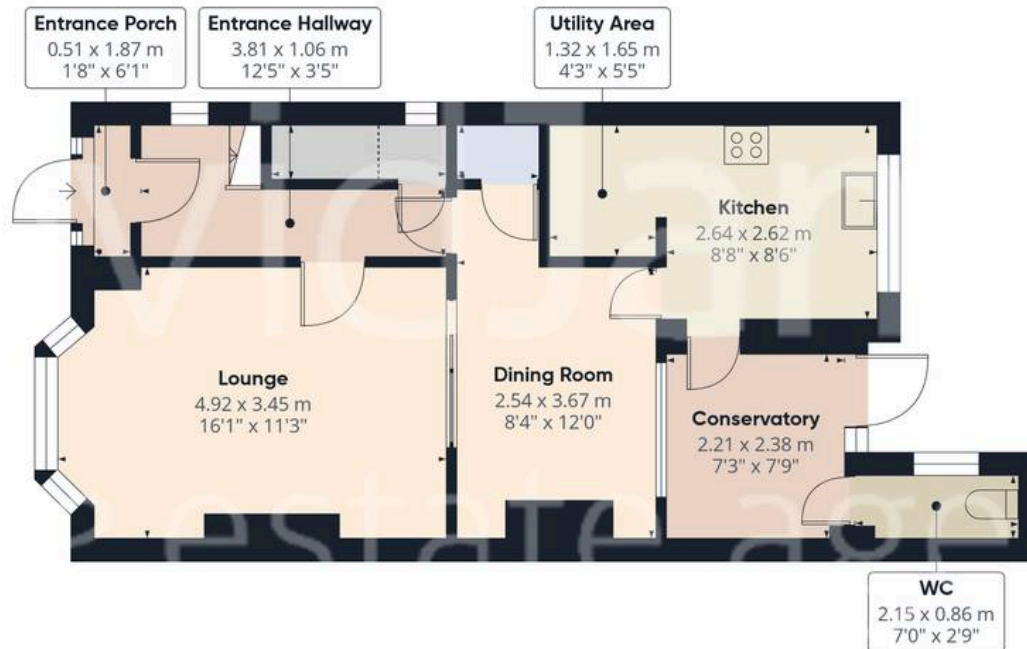
EPC Environmental Impact Rating: D

- Semi-detached family home available with no upward chain
- An excellent opportunity for buyers seeking a property to modernise and personalise
- Cul-de-sac location just a short walk from Bulwell's nearby amenities and excellent city-bound transport links
- Bright and spacious lounge with a feature bay window and adjoining dining room
- Fitted kitchen with integrated appliances and an open utility area
- Versatile conservatory/lean-to with a convenient adjoining WC
- Three bedrooms (including two generous doubles)
- First floor shower room with a three-piece suite (including a large modern walk-in shower enclosure)
- Enclosed and southerly-facing rear garden with lawn and patio seating space
- Shared driveway to the front and side of the property









Floor 0



Floor 1



Approximate total area⁽¹⁾

86.2 m²
927 ft²

Reduced headroom

0.9 m²
9 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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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