



57 Joyce Avenue, Nottingham - NG5 3FD

Guide Price £250,000 - £260,000



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Nottingham

GUIDE PRICE £250,000–£260,000 Beautifully-presented 3 bed semi-detached home on a desirable corner plot – ideally positioned for access to Sherwood's excellent nearby amenities, schools and buses!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented semi-detached family home
- Occupying a generous corner plot with substantial front, side and rear gardens
- Ideally positioned for easy access to Sherwood's excellent nearby amenities, popular schools and transport links
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and neutrally decorated dual-aspect lounge with an attractive feature fireplace
- Contemporary kitchen with integrated cooking appliances and space for dining
- Three well-proportioned first floor bedrooms
- Modern family bathroom with a three-piece white suite, contrast fixtures and feature tiling
- Southerly-facing and low-maintenance rear garden and a large lawned front garden
- Significant improvements under the current ownership (including roof replacement)









Floor 0



Floor 1



Approximate total area⁽¹⁾

67.4 m²
726 ft²

(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.

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