



52a Jarvis Avenue, Nottingham – NG3 7BH

Guide Price **£250,000**

DavidJames
the estate agent



52a Jarvis Avenue

Nottingham

Guide Price £250,000 - £260,000. Well-presented semi-detached family home featuring two spacious reception rooms, fitted kitchen, three beds and modern shower room with rear garden and driveway.

Council Tax band: C

Tenure: Freehold

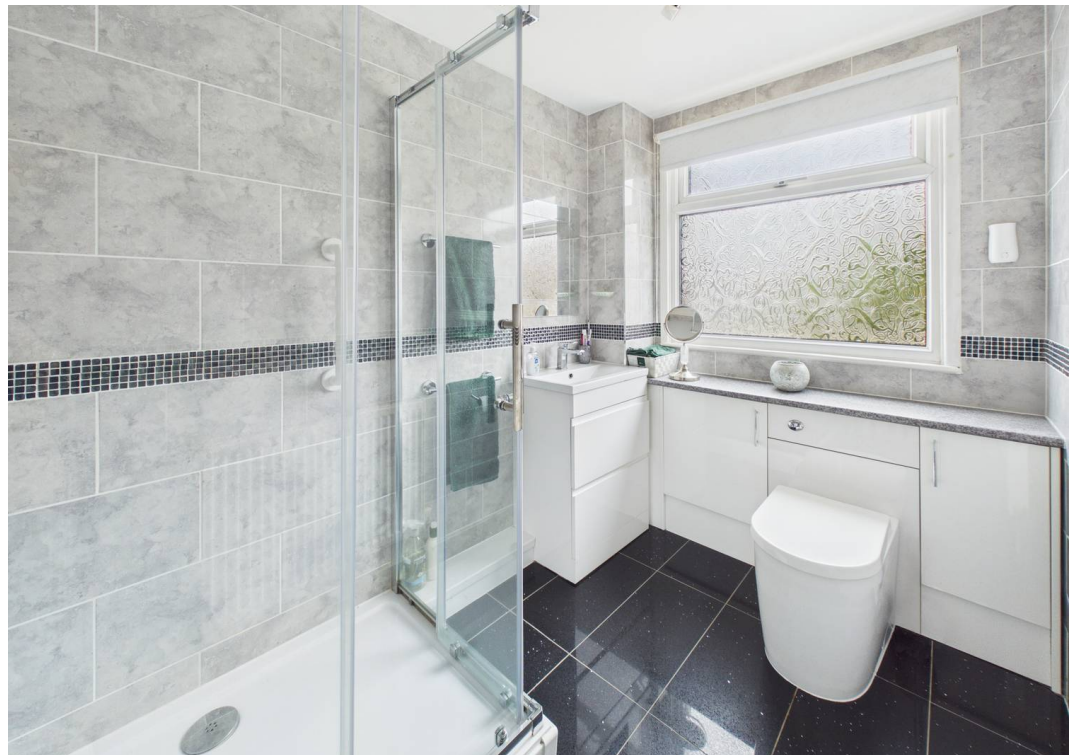
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented semi-detached home
- Carlton Hill and Bakersfield's local amenities, shops, schools and regular bus services close by
- Ideal purchase for families and first-time buyers
- Bright and spacious rear aspect lounge with delightful feature fireplace
- Good sized dining room with practical pantry storage
- Well-equipped fitted kitchen with a range of wood-effect units
- Three well-proportioned bedrooms (two bedrooms with built in storage)
- Modern fully tiled shower room with mains shower and vanity sink
- Delightful rear garden with covered pergola, patio, pond and artificial lawn
- Low maintenance front with driveway providing off-street parking









Floor 0

Approximate total area⁽¹⁾

71.7 m²

770 ft²

Reduced headroom

0.3 m²

3 ft²



Floor 1

(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.

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