



**145 Simkin Avenue, Nottingham – NG3 6HU**

Guide Price **£290,000**

**DavidJames**  
the estate agent



## 145 Simkin Avenue

Nottingham, Nottingham

Extensively refurbished 3-bed semi-detached house in a desirable location with lounge, modern dining kitchen, sun room, luxury bathroom, double width drive with EV charging, and low maintenance garden.

Council Tax band: B

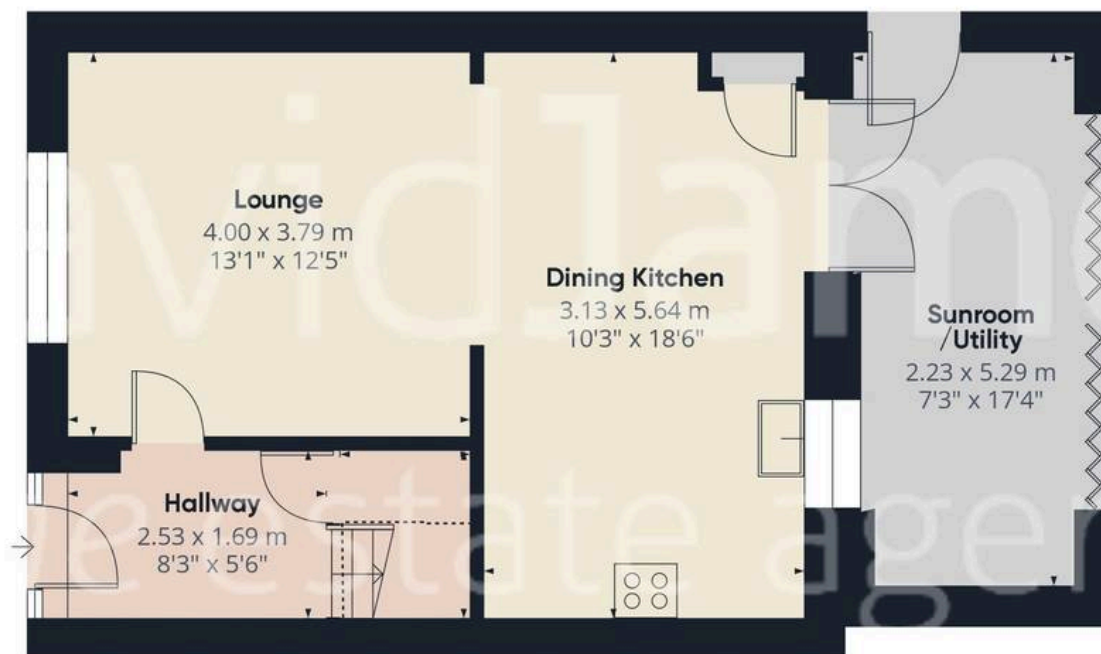
Tenure: Freehold

- Extensively refurbished and extended semi-detached house
- Three bedrooms
- Spacious entrance hall with laminate flooring and downstairs storage cupboard
- Lounge with laminate flooring
- Dining kitchen with laminate flooring and French doors to the sun room/utility
- Kitchen with dark grey gloss handleless units and integrated oven, hob, extractor and fridge/freezer
- Sun room with utility area and bi-fold doors to the rear garden
- First floor bathroom/Wc with white suite and mains pressure shower
- Gas central heating, UPVC double glazing, alarm system
- Double width driveway provides parking, EV charging point
- Enclosed rear garden with patio area and artificial lawn area









Floor 0



Floor 1

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

91.25 m<sup>2</sup>

982.21 ft<sup>2</sup>

**Reduced headroom**

1.17 m<sup>2</sup>

12.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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