



38 Rochester Avenue, Netherfield – NG4 2PL

Offers Over **£250,000**

DavidJames
the estate agent



38 Rochester Avenue

Netherfield, Nottingham

GUIDE PRICE £260,000 Superb 3-bed end terrace with modern interiors, spacious living areas, private garden and detached garage. Ideal for first-time buyers or families and close to amenities!

Council Tax band: B

Tenure: Freehold

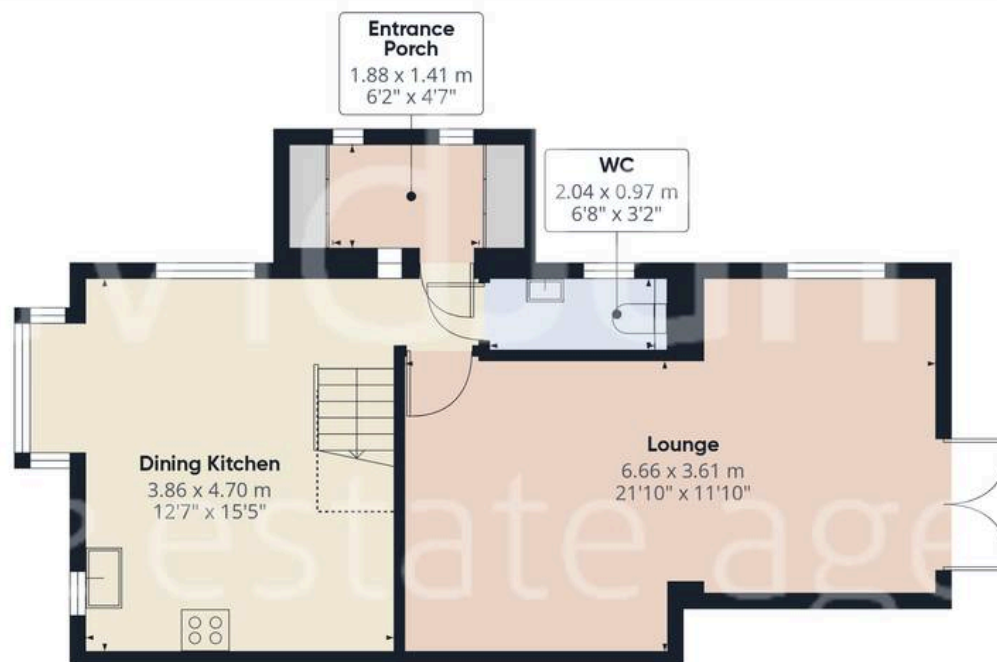
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

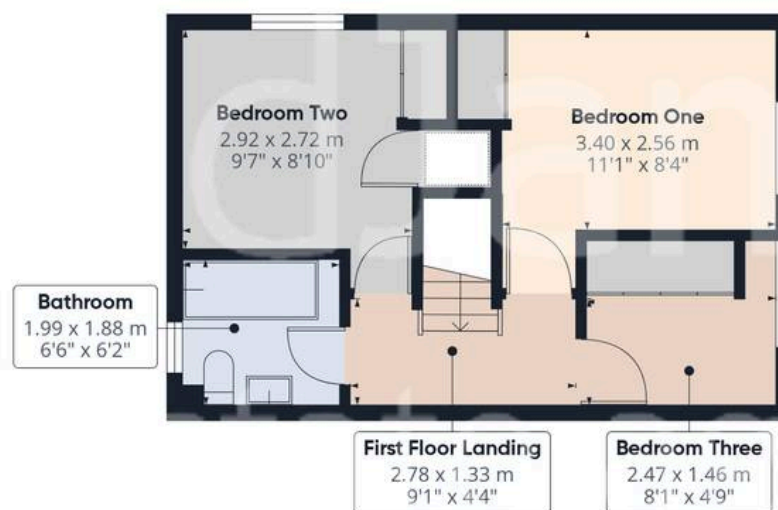
- Stylishly-presented end terrace home
- Within walking distance of Netherfield's nearby amenities and frequent transport links
- Welcoming entrance porch with built-in storage solutions
- Contemporary extended double lounge with light wood flooring, Italian stucco feature wall and French doors
- Spacious and bright breakfast kitchen featuring oak cream cabinetry, walnut-effect worktops and a generous dining space
- Three well-proportioned bedrooms (two with built-in storage)
- Stylish and high-standard bathroom with rainfall shower and full-size bath, and Contemporary WC featuring sleek fittings and modern tiling
- Private and low maintenance rear garden (perfect for relaxing or entertaining)
- Driveway and detached garage with an electric door
- Additional benefits include oak flooring, oak doors and a recently replaced hot water tank







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

83.5 m²

901 ft²

Reduced headroom

1.4 m²

15 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



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