



51 Jarvis Avenue, Nottingham - NG3 7BJ

Guide Price **£340,000**





51 Jarvis Avenue

Nottingham, Nottingham

GUIDE PRICE £340,000 - £350,000 Beautifully-presented 3 bed detached home with a superb detached self-contained outbuilding! Stylish décor, spacious rooms and a generous garden plus ample parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

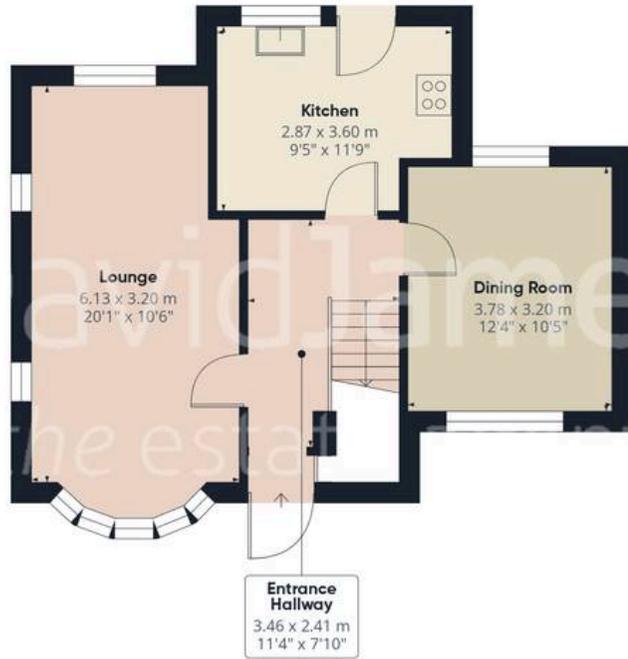
EPC Environmental Impact Rating: E

- Well-presented detached family home
- Detached studio outbuilding (including a versatile open main space with an adjoining kitchen and shower room)
- Bright and spacious lounge featuring parquet-style flooring and a feature fireplace
- Separate versatile dining room with dual-aspect windows and fitted blinds
- Modern fitted kitchen with a range of integrated appliances
- Three first floor bedrooms
- Beautiful and stylish family bathroom (including a separate large shower cubicle)
- Generous lawned rear garden with an initial decked patio seating area
- Large block-paved driveway with an EV charging point and garage
- Ideally positioned for easy access to Carlton Hill's amenities and City-bound public transport links

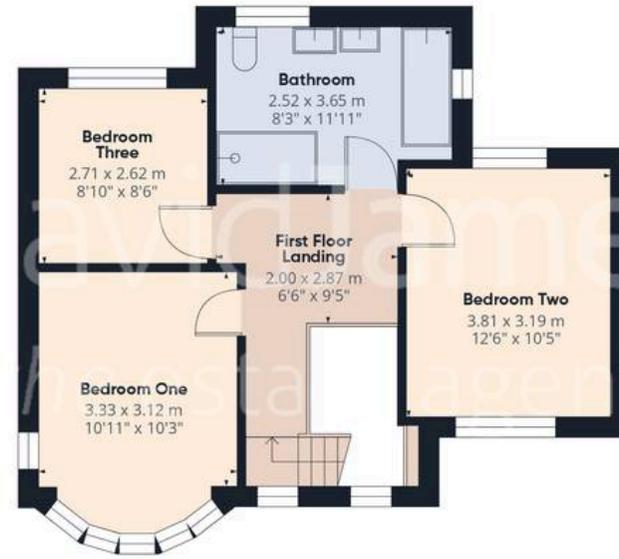




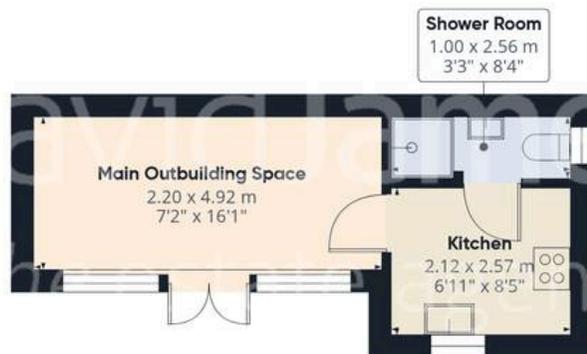




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

142.2 m²

1530 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.