

10 Lime Tree Avenue, Nottingham - NG8 6AB Guide Price £310,000









10 Lime Tree Avenue

Nottingham, Nottingham

GUIDE PRICE £310,000-£320,000 Located in a culde-sac, this 3 bed detached family home offers excellent nearby transport links in addition to 2 reception rooms, a low-maintenance garden and parking!

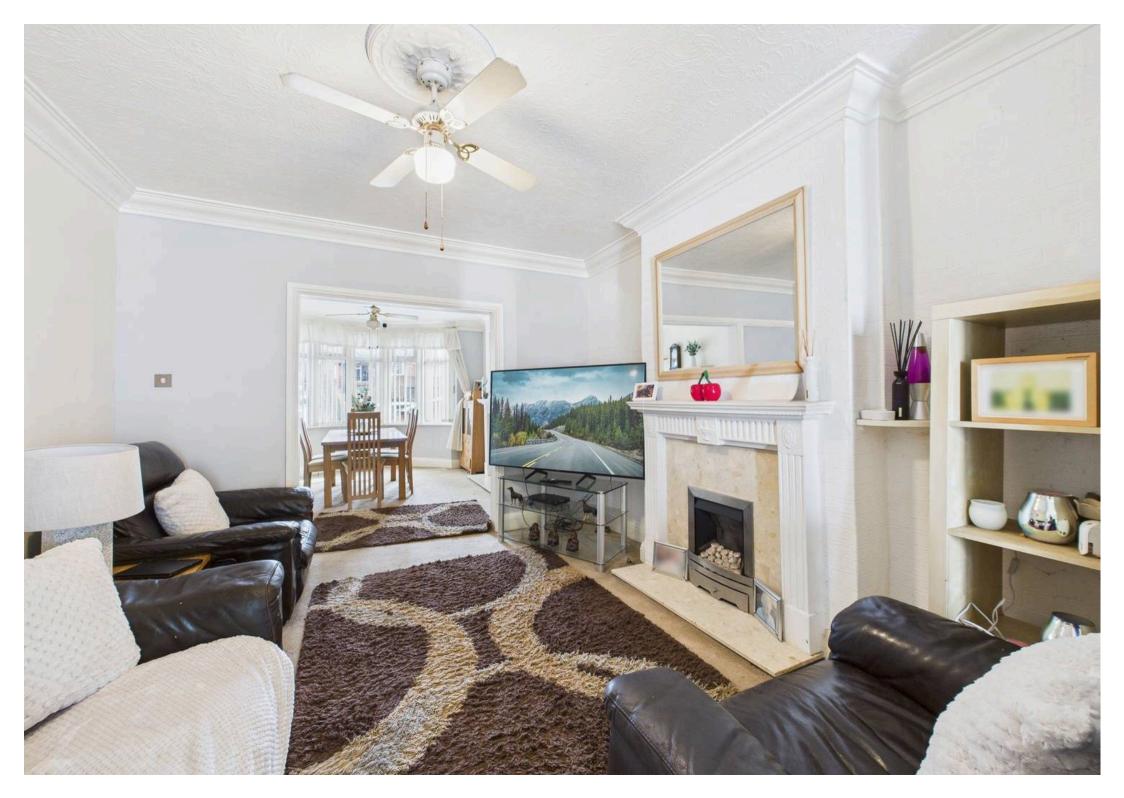
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Detached three-bedroom home in a peaceful cul-de-sac
- Large extended lounge/dining room including two focal gas fireplaces – ideal for entertaining and family gatherings
- Generous galley-style kitchen and separate utility room with garden access
- Bay-fronted main bedroom with en-suite
- Second double bedroom with built-in storage and versatile third bedroom – home office, nursery or guest space
- Light and airy family bathroom
- Low-maintenance, enclosed rear garden with large patio area
- Outbuilding offering useful storage
- Private driveway and garage providing secure off-street parking
- Excellent potential to personalise and add value













DavidJames the estate agent

Approximate total area⁽¹⁾

127.9 m² 1377 ft²

Reduced headroom

0.5 m²

6 ft²



Floor 1

Bathroom

2.21 x 2.66 m

7'3" x 8'8"

(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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