



23 Greenwood Avenue, Nottingham - NG3 7FX

Guide Price **£300,000 - £325,000**





23 Greenwood Avenue

Nottingham, Nottingham

GUIDE PRICE £300,000–£325,000 Charming detached 3 bed bungalow on a cul-de-sac with amenities close by. Breakfast kitchen, bright lounge, sun room, southerly garden, 2 driveways and large garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious detached bungalow offering single-storey living
- Quiet cul-de-sac location close to amenities/transport links
- Ideal for downsizers or buyers seeking easily accessible accommodation
- Bright breakfast kitchen with fitted units and integrated appliances
- Spacious lounge with feature patio doors opening into a light filled sun room/conservatory
- Three generous double bedrooms (second bedroom with fitted wardrobes)
- Bright and airy primary bedroom with en-suite shower room
- Stylish bathroom with dual-head rainfall shower and modern tiled finishes
- Southerly facing tiered garden with patio and lawn
- Two driveways with large garage providing ample parking









Floor 0 Building 1

Approximate total area⁽¹⁾
84.8 m²
912 ft²



Floor 0 Building 2

(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.



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.