

# 2 Clay Avenue, Nottingham - NG3 6EN

Guide Price £375,000

DavidJames
*the* estate agent







# 2 Clay Avenue

## Nottingham

GUIDE PRICE £375,000-£400,000 NO CHAIN!
Delightful extended three-bed detached family home in Mapperley featuring cosy lounge, separate dining room, conservatory, garage & good-size southerly garden!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended detached family home with no chain
- Peaceful Mapperley cul-de-sac location situated close to shops, schools, amenities and bus links
- Welcoming hallway with parquet flooring, built-in bookcase and ground floor WC
- Cosy front lounge featuring a box-style bay window and feature fireplace
- Bight and spacious rear dining room opening into a light-filled conservatory
- Well-equipped fitted kitchen with breakfast bar and separate utility room
- Three well-appointed bedrooms
- Generous four-piece bathroom suite with a separate shower enclosure
- Good-size southerly facing rear garden with decking, lawn and established planting
- Block paved driveway and garage providing valuable off-street parking














Floor 0




Floor 1




DavidJames
the estate agent

**Approximate total area**(1)

109.5 m²

1177 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


**David James Estate Agents, 45B Plains Road - NG3 5JU**

0115 962 4213 • mapperley@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.