



2 Roseneath Avenue, Nottingham - NG5 5DJ

Guide Price £270,000

DavidJames
the estate agent



2 Roseneath Avenue

Nottingham

EXCITING OPPORTUNITY FOR FIRST TIME BUYERS & GROWING FAMILIES! Detached chain-free three bed home with scope to personalise. Featuring two reception rooms, spacious rear garden with driveway & garage

Council Tax band: C

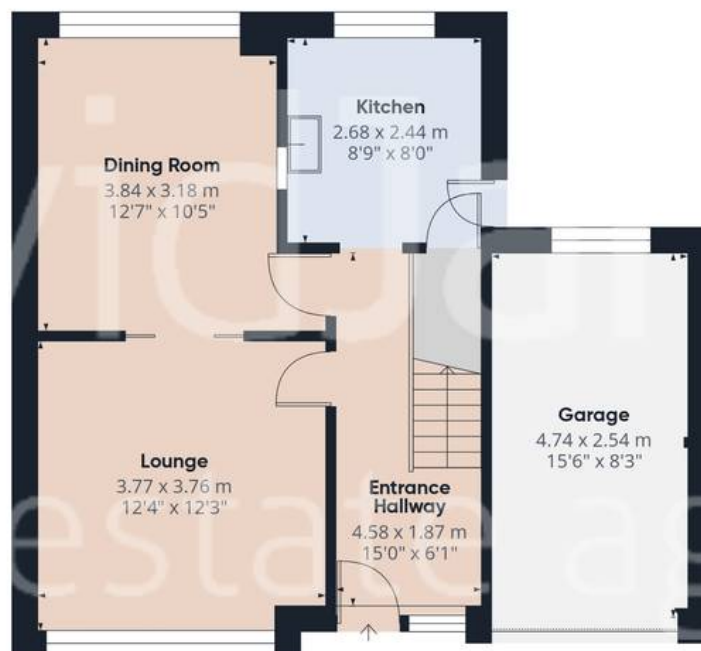
Tenure: Freehold

- Spacious detached home offered to the market with no onward chain
- Exciting opportunity to personalise and ideal for first-time buyers and families
- Convenient setting with shops, schools, buses and Bestwood Country Park close by
- Front aspect spacious lounge with charming fireplace and opaque glazed sliding doors
- Second reception room featuring charming fireplace and garden views
- Fitted kitchen with a range of base and wall units and space for appliances
- Three well-proportioned bedrooms (including second bedroom with far-reaching views)
- Two-piece bathroom with mains shower over bath plus separate WC
- West-facing rear garden with large, paved patio, lawn area and gated side driveway
- Double-width front driveway with garage proving ample off-street parking









Floor 0

Approximate total area⁽¹⁾

96.1 m²

1034 ft²



Floor 1

(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.

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