

2 Clay Avenue, Nottingham - NG3 6EN

Guide Price £375,000 - £400,000

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

- Delightful 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



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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.

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