



£450,000

Clipstone Avenue, Mapperley, Nottingham NG3 5JZ

EPC Rating C



Deceptively spacious three storey modern house located within a much sought after area of Mapperley. Mapperley is known for being popular residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

In brief, the accommodation comprises; an entrance hallway, with stairs to the first floor, under stair storage, door to the living room which has oak flooring and a multi fuel burner, and to the kitchen diner which is open plan to a family room. The family room has French doors onto the garden, vaulted ceiling with skylight windows and the kitchen is fitted with a double oven, five ring gas hob, spaces for a dishwasher, washing machine and for a fridge freezer. There is also downstairs WC which also provides access to the integral garage, and has power, lighting and an electric door.

To the first floor is a family bathroom, with a mains fed shower over the bath, four bedrooms, with the master bedroom having built in wardrobes with mirrored sliding doors and an en-suite shower room.

Bedroom five, a Wc and small useful room all occupy the second floor.

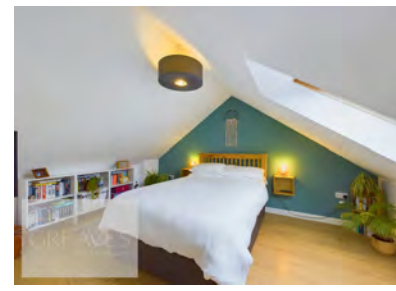
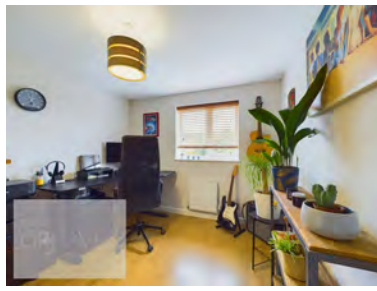
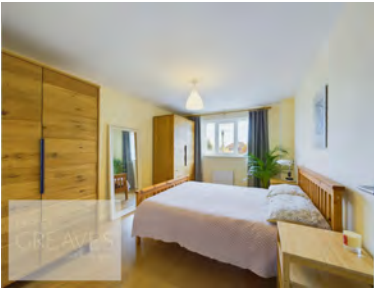
There is parking at the front, gated access at the side and a rear garden which has been landscaped with lawn and a decked patio area.

- **Freehold**
- **Residents Association fee of £5 per month to contribute to maintenance and repairs to the road**
- **Council Tax Band D**



LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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