

Somersby Road, Mapperley, Nottingham, NG3 5QB



Offers Over £250,000 Freehold



A great family home situated in the heart of Mapperley and is a property you can move straight into; this semi detached property comprises entrance porch, entrance hallway with stairs to the first floor, lounge, dining room with French doors onto the rear garden and galley kitchen with door to the side elevation. Upstairs there are two double bedrooms, a good sized single bedroom and the family bathroom. The rear garden is a great size with patio and lawn area with fences to all sides, access to the front of the property is down the side with plenty of space for storage. The front of the property has parking for 2-3 vehicles and is mainly hard standing. EPC= D

Entrance Porch

Entrance Hallway
15'1" x 2'11"



Bedroom One
13'11" x 10'7"



Bedroom Two
11'11" x 10'9"



Lounge
13'11" x 11'10"



Bedroom Three
8'9" x 7'10"



Dining Room
15'4" x 10'9"



Kitchen
12'8" x 7'6"



Stairs & Landing

Bathroom
8'10" x 7'5"



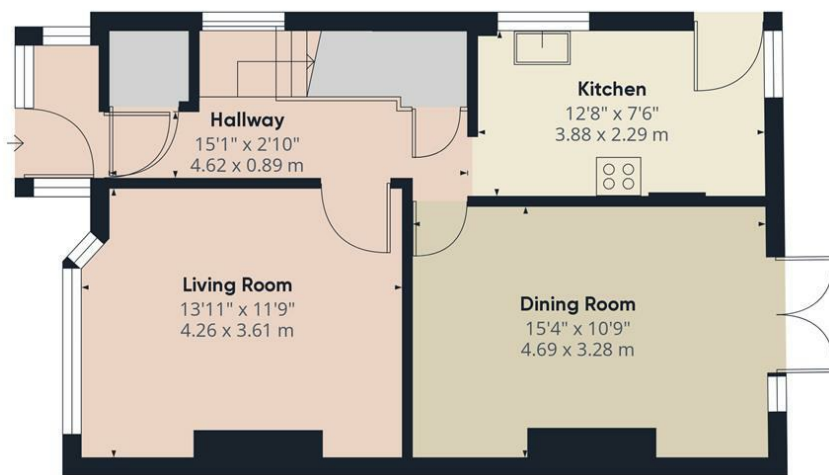
Garden



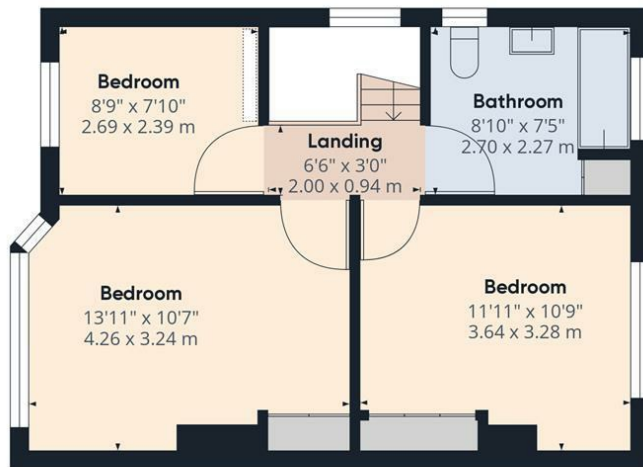
Front



Information



Ground Floor



Floor 1



Approximate total area⁽¹⁾

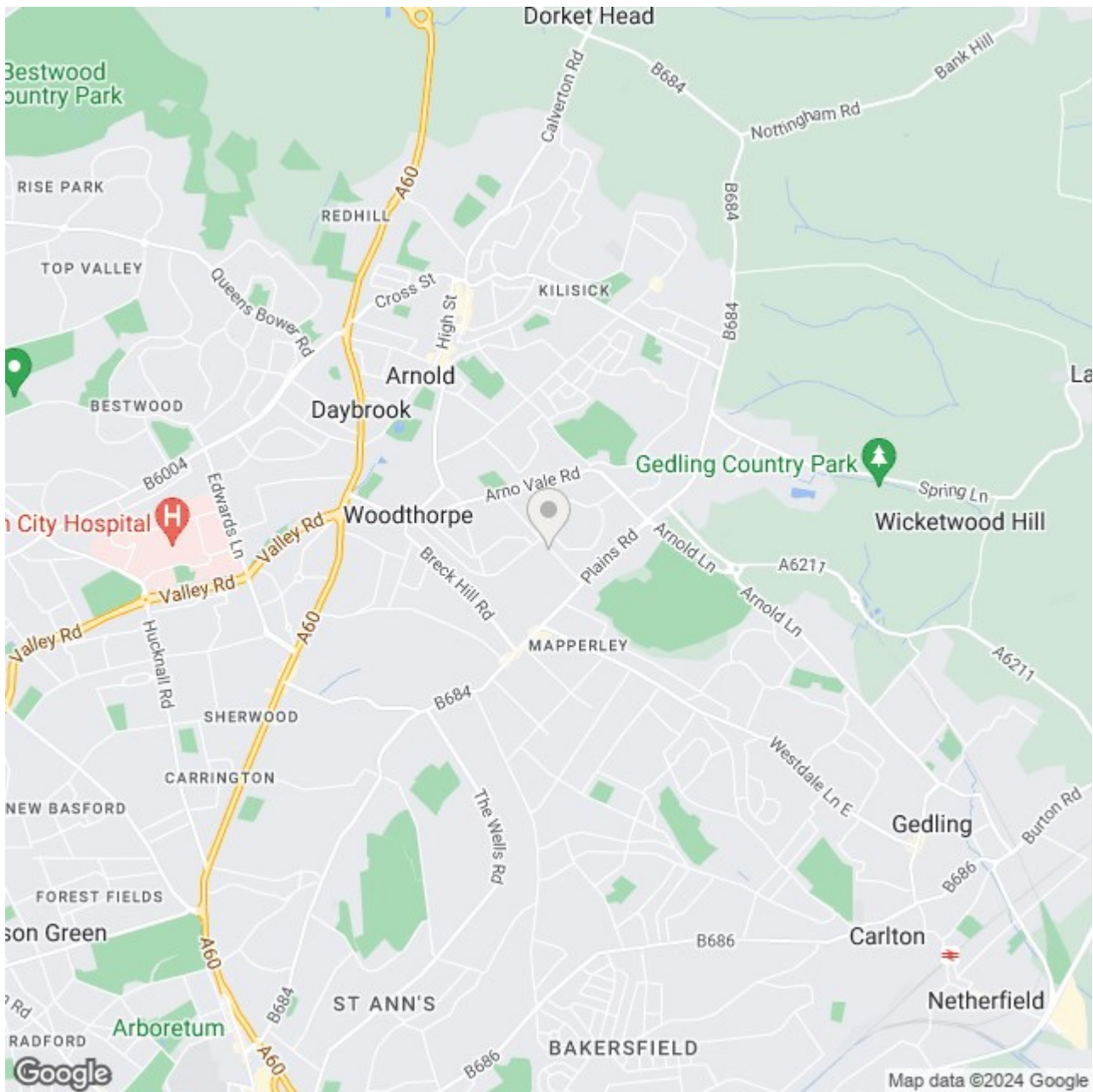
961.22 ft²
89.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 87 </div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		<div style="text-align: center;"> 87 </div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	