

**Mickleborough Avenue  
Mapperley, Nottingham NG3 3EL**

**Guide Price £150,000 Freehold**

ONE BEDROOM SEMI DETACHED  
BUNGALOW IN ALEXANDRA PARK,  
MAPPERLEY





\*\*\* GUIDE PRICE £150,000 - £160,000 \*\*\*

This delightful one-bedroom bungalow on Mickleborough Avenue, NG3, occupies an elevated plot in a peaceful, well-established neighbourhood just a short distance from Nottingham city centre. With a double-width driveway and detached garage, it offers both practicality and charm, making it an ideal choice for those seeking low-maintenance, single-level living in a well-connected area.

Inside, the property is light-filled and well-arranged. The double bedroom sits quietly at the rear, offering a restful view over the garden. At the front, the sitting room features an attractive bay window, creating a welcoming and airy living space. The enlarged kitchen provides ample room for cooking and dining, while the recently updated, age-friendly shower room adds ease and convenience.

One of the standout features of this home is its generous rear garden. Multi-tiered and notably lengthy, it offers a range of spaces to enjoy — from sun-soaked patios to established planting beds — all basking in a sheltered, sunny aspect. A lean-to greenhouse/conservatory adds a further layer of versatility, perfect for gardening enthusiasts or simply relaxing with a book, whatever the weather.

Mickleborough Avenue lies within easy reach of a host of local amenities. Just minutes away are a range of shops, cafes, and essential services, including supermarkets and pharmacies, as well as convenient public transport links into the city centre and surrounding areas. Mapperley Top, known for its vibrant café culture, independent retailers, and friendly community atmosphere, is just a short drive or bus ride away. For those who enjoy the outdoors, nearby Woodthorpe Grange Park and Gedling Country Park offer wide open green spaces, scenic walks, and a chance to unwind in nature.

With its practical layout, appealing garden, and excellent location close to local amenities and green spaces, this characterful bungalow is a rare find — ideal for downsizers, first-time buyers, or anyone looking to enjoy a more relaxed pace of life within a short distance of the city. Early viewing is highly recommended to appreciate everything on offer.



### Front of Property

To the front of the property there is a driveway providing off the road parking, lawned garden with steps and handrail leading to the entrance door at the side elevation, access to the single garage to the rear.

### Garage

8'6" x 15'9" approx (2.604 x 4.801 approx)

Up and over door, wooden door to the side elevation.

### Entrance Hallway

Entrance door to the side elevation leading into the entrance hallway comprising wall mounted radiator, dado rail, carpeted flooring, loft access hatch, two storage cupboards providing useful additional storage space, doors leading off to rooms.

### Kitchen

15'4" x 5'2" approx (4.676 x 1.591 approx)

Laminate floor covering, wall mounted radiator, sink and drainer unit with mixer tap over, space and plumbing for washing machine, space and point for oven, space and point for fridge freezer, double glazed windows to the side and front elevations.

### Shower Room

Quadrant shower enclosure with mains fed shower over, wash hand basin with storage cupboards below, double glazed window to the rear elevation, heated towel rail, WC, linoleum floor covering, tiling to the walls.

### Lounge

9'4" x 15'5" approx (2.860 x 4.706 approx)

Double glazed bay fronted window to the front elevation, electric fire with granite hearth, carpeted flooring, wall mounted radiator.

### Bedroom

8'2" x 14'3" approx (2.507 x 4.344 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes and drawers.

### Lean-To

Glass surrounding, wood flooring, ideal space for enclosed garden seating or an ideal greenhouse.

### Rear of Property

To the rear of the property there is an enclosed tiered rear garden with access to the glass lean-to, access to the garage, raised flower beds, tiered patio and pebbled areas, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

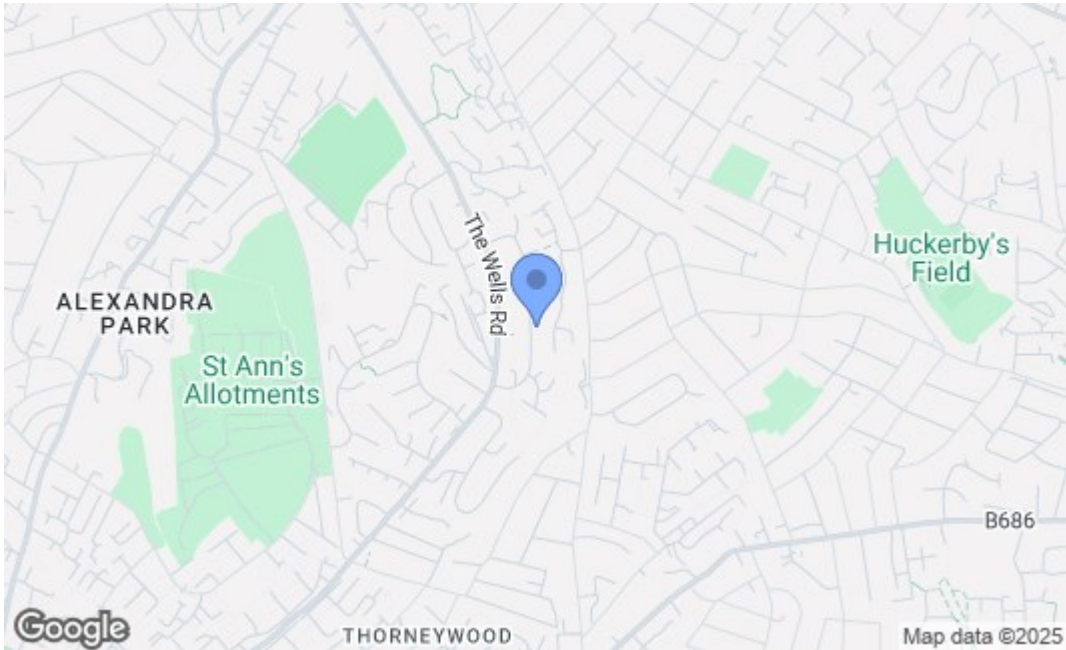
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.