



122 Moore Road, Mapperley, NG3 6EL

Price Guide £265,000

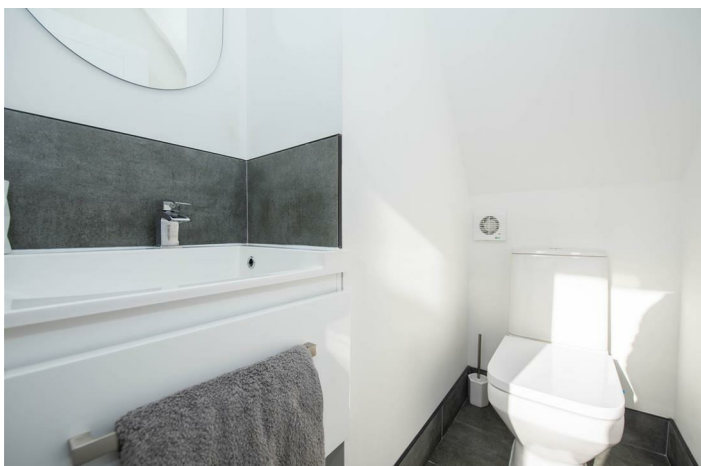
- Refurbished Three Bedroom Semi Detached House
- Three Double Bedrooms
- Rewired and New Central Heating System
- No Upward Chain
- Spacious Accommodation Throughout
- Downstairs W.C and First Floor Family Bathroom
- Block Paved Driveway
- GUIDE PRICE £265,000 - £285,000

# 122 Moore Road, Mapperley NG3 6EL

GUIDE PRICE £265,000 - £285,000 - An Immaculate Three Bedroom Semi Detached House that has just undergone a refurbishment. Spacious Accommodation Throughout including Large Lounge, Openplan Kitchen/Diner, Downstairs W.C, Three Double Bedrooms and Modern First Floor Bathroom. New Gas Central Heating System. Rewired and New Fuse Box. Block Paved Driveway. No Upward Chain.



Council Tax Band:



#### Entrance Hall

Doors to the Lounge and Kitchen/Diner. Stairs to the first floor landing.

#### Lounge

18'9 x 11'1

Window to the front elevation. Patio doors to the rear. Door to the Kitchen/Diner.

#### Kitchen/Diner

18'9 x 13'2 max

Tiled flooring. A range of modern white base and wall units with electric oven and extractor. Wall mounted gas combination boiler. Vertical radiator. Windows to the front and side elevations. Glazed door to the rear. Door to the W.C.

#### W.C

Tiled flooring. Low level flush toilet. Vanity unit with inset sink unit. Extractor.

#### First Floor Landing

Doors to all Bedrooms and the Bathroom. Built in cupboard.

#### Bedroom

13'0 x 14'3

Two windows to the front elevation. Radiator.

#### Bedrooms

10'8 x 10'1

Window to the front elevation. Radiator.

#### Bedroom

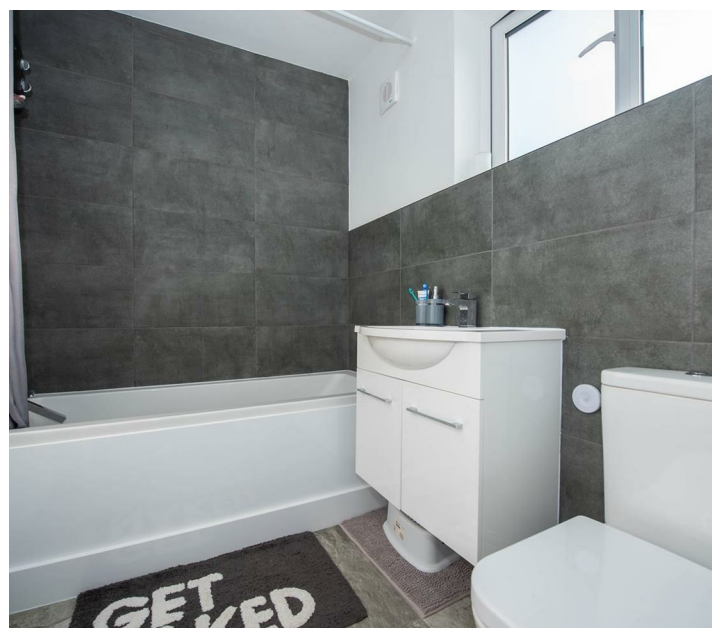
7'9 x 7'3

Window to the rear. Radiator.

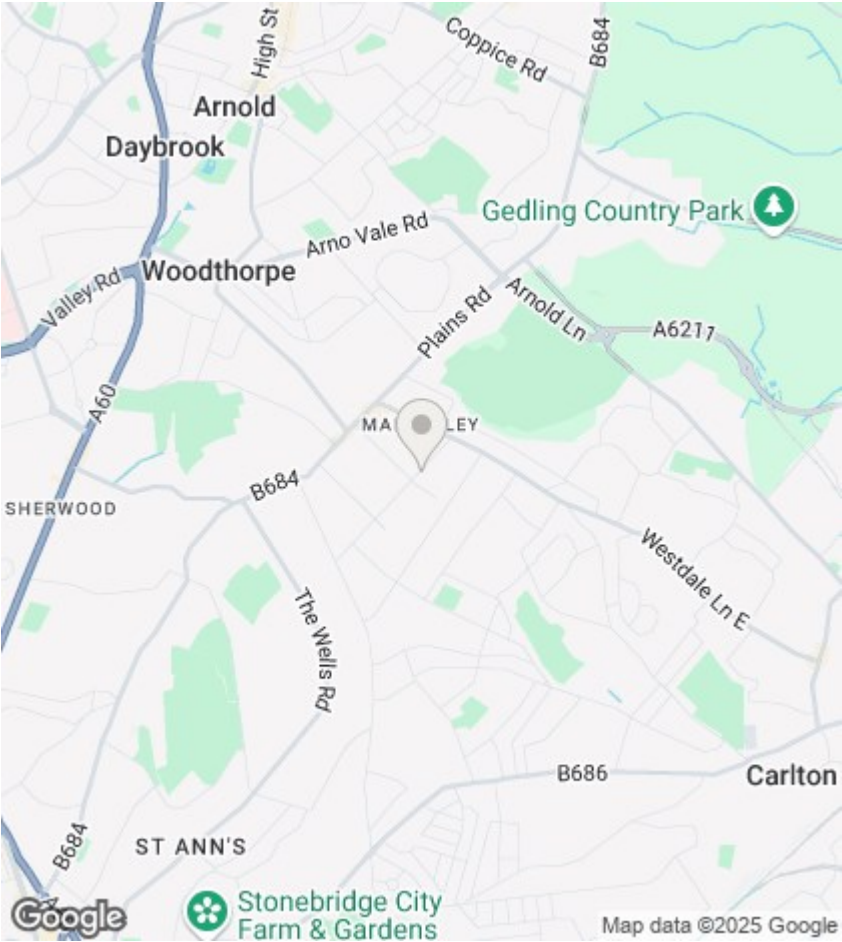
#### Bathroom

Tiled flooring. Panelled bath with electric shower over. Window to the rear. Floating vanity with inset sink. Low level flush toilet. Extractor. Window to the rear.

#### Exterior







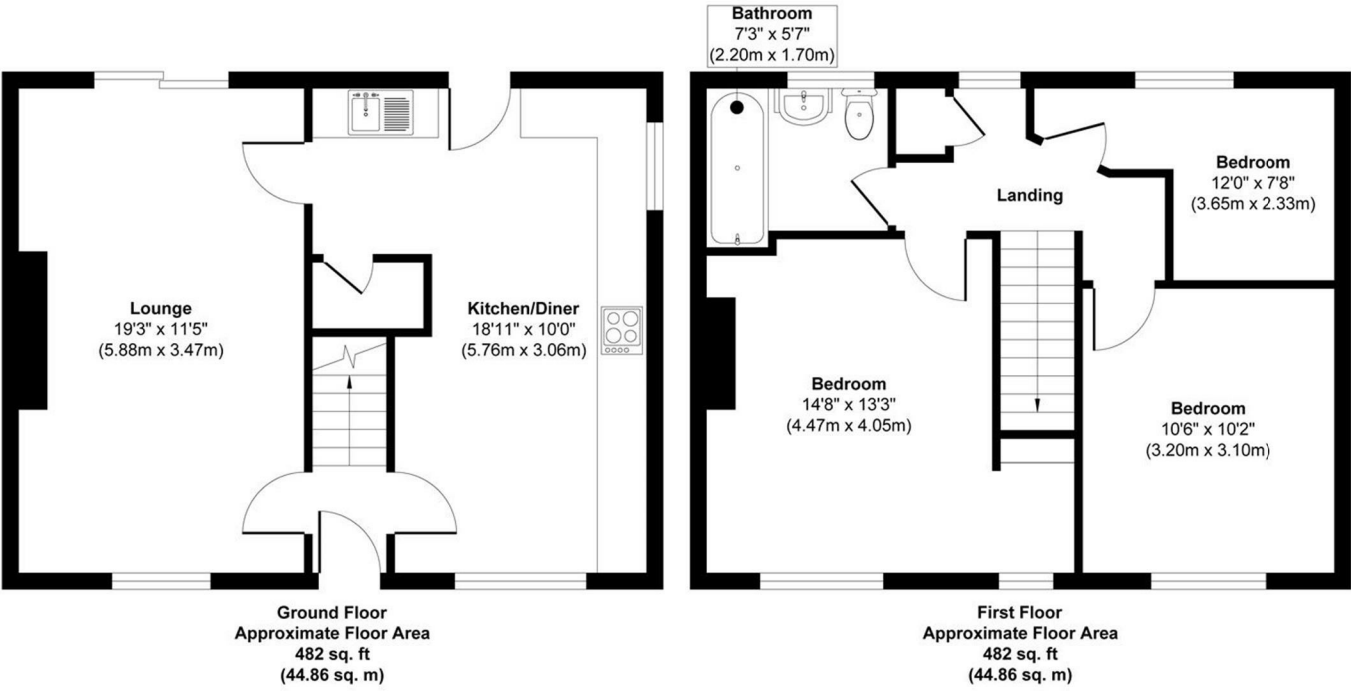
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 964 sq. ft / 89.72 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.