



## 2 Haywood Road, Mapperley, Nottingham, NG3 6AB

**Guide Price £300,000 - £325,000**

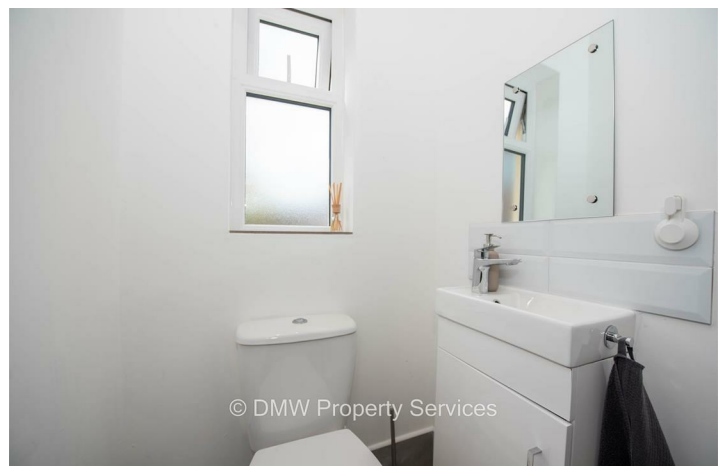
- Immaculate Three Bedroom Semi Detached House
- Downstairs W.C
- Modern Kitchen and Bathroom
- Large Side/Rear Garden
- GUIDE PRICE £300,000 - £325,000
- Extended to the Rear
- Sitting Room and Large Open Plan Lounge/Kitchen/Diner
- Driveway
- No Upward Chain

# 2 Haywood Road, Nottingham NG3 6AB

GUIDE PRICE £300,000 - £325,000 - Immaculate Extended Three Semi Detached House. Lounge and Open Plan Lounge/Kitchen/Diner. Downstairs W.C. Three Good Size Bedrooms and a Modern Bathroom. Externally there is a driveway and an extensive rear/side Garden. Excellent Location. No Upward Chain.



Council Tax Band: B



#### Entrance Hall

17'2 x 5'10

Light wood effect flooring. Stairs to the first floor.

Doors to the Lounge and Open Plan

Lounge/Kitchen/Diner. Understairs storage.

#### Lounge

13'6 x 10'9

Window to the front elevation. Radiator.

#### Lounge/Kitchen/Diner

23'11 x 15'8 max

Light wood effect flooring. A range of base and wall units with inset oven. Vaulted ceiling with roof windows. Bi-fold doors. Access to the W.C. Work surfaces with inset hob with extractor over.

#### W.C

3'7 x 3'1

Toilet. Vanity unit with inset sink. Window to the side elevation.

#### First Floor Landing

8'4 x 6'4

Doors to all Bedrooms and the Bathroom. Window to the side elevation.

#### Master Bedroom

14'6 x 10'5

Window to the rear elevation. Radiator.

#### Bedroom Two

11'10 x 10'6

Window to the front. Radiator.

#### Bedroom Three

8'11 x 6'3

Window to the front. Radiator.

#### Bathroom

Window to the rear. Panelled bath with shower over.

Sink. Toilet. Extractor.

#### Exterior

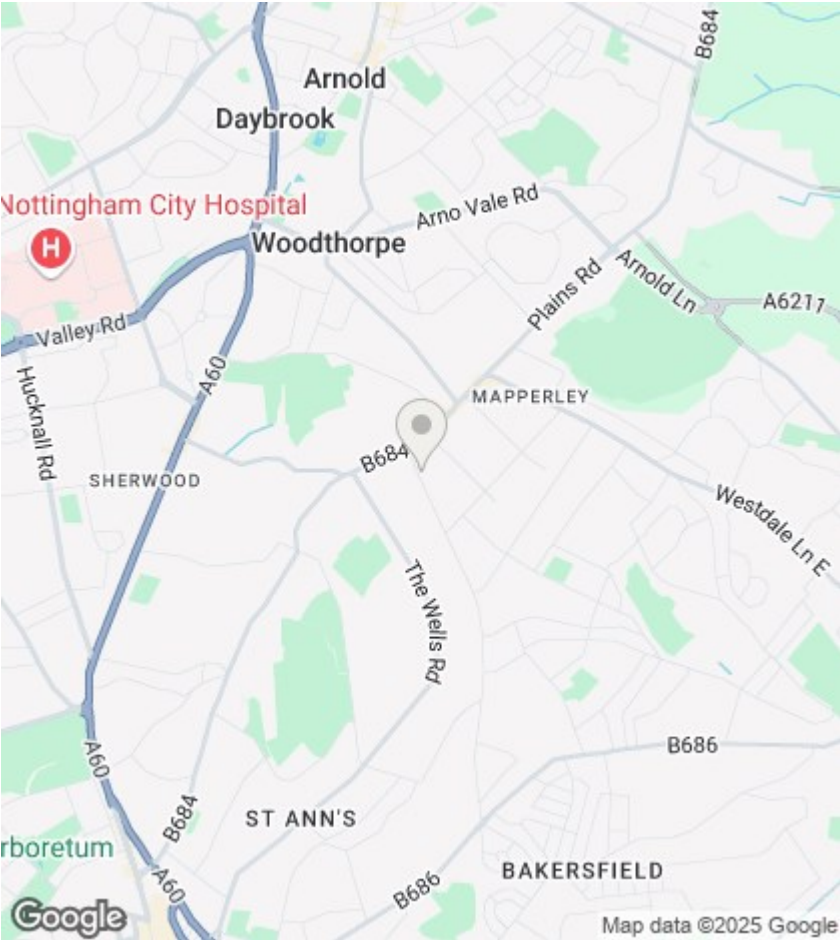
Driveway to the front/side elevation. Decking accessed directly from the Kitchen/Diner. Extensive lawned gardens to the side elevation.











Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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

Approximate Gross Internal Area  
1142 Sq.ft. (106.08 sq.m.)

