

Richmond Drive

Mapperley Park
Nottingham
NG3 5EL

Offers Over £525,000



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0115 841 1155



- Spacious Semi-Detached House
- Generous Plot of Approx. 0.2 Acres
- Popular Mapperley Park Location
- Spanning Two Floors
- Four Bedrooms
- Two Bathrooms
- Lounge
- Dining Room
- Small Conservatory
- Breakfast Room
- Kitchen
- Mature Gardens/Two Garages
- EPC Rating D

Richmond Drive, Mapperley Park, Nottingham, NG3 5EL

Key Features

Situated in the delightful Mapperley Park conservation area, within two miles of the Nottingham city centre and its associated amenities, an opportunity to acquire a two storey semi-detached house encompassed within a generous plot of approx. 0.2 acres.

Approached set back from the road on one of Mapperley Parks more popular locations, the property itself briefly comprises: entrance hall with staircase ascending to the upper floor, lounge with bay window allowing natural light to flow, separate dining room with feature fire surround and conservatory off, breakfast room, kitchen with units, and a WC completing the ground floor's accommodation.

Whilst the first floor provides four bedrooms and two bathrooms.

Outside, the property is set back from the road with a mature lawned garden area and pathway to the fore, side pathway leading to the rear with raised garden incorporating a pool, and access to a further mature garden area which in turn leads via gate to a driveway providing off road parking and two single garages.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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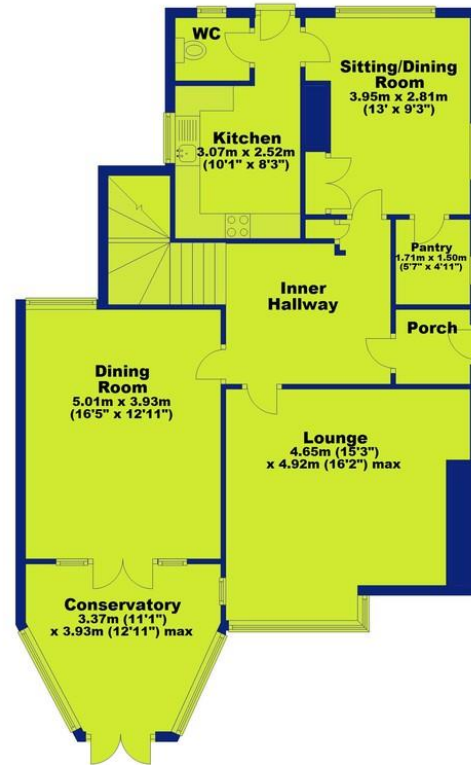


Contact

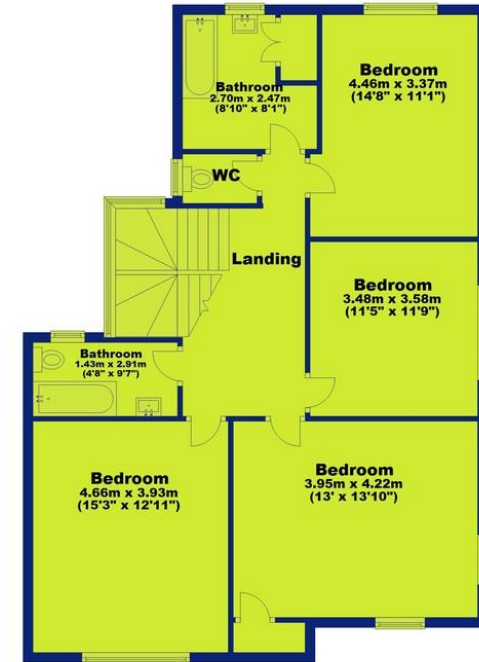
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Ground Floor
Approx. 99.1 sq. metres (1067.1 sq. feet)



First Floor
Approx. 96.4 sq. metres (1038.0 sq. feet)



Total area: approx. 195.6 sq. metres (2105.2 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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