

# Mapperley

Haywood Road  
Nottingham NG3 6AE



## Property floor plan & measurements

### GROUND FLOOR

**Lounge**  
3.66m plus bay x 3.66m  
(12'0" plus bay x 12'0")

**Sitting Room**  
3.98m x 3.18m  
(13'1" x 10'5")

**Dining Kitchen**  
6.20m max x 3.05m max  
(20'4" max x 10'0" max)

**Store**  
3.05m x 2.67m  
(10'0" x 8'9")

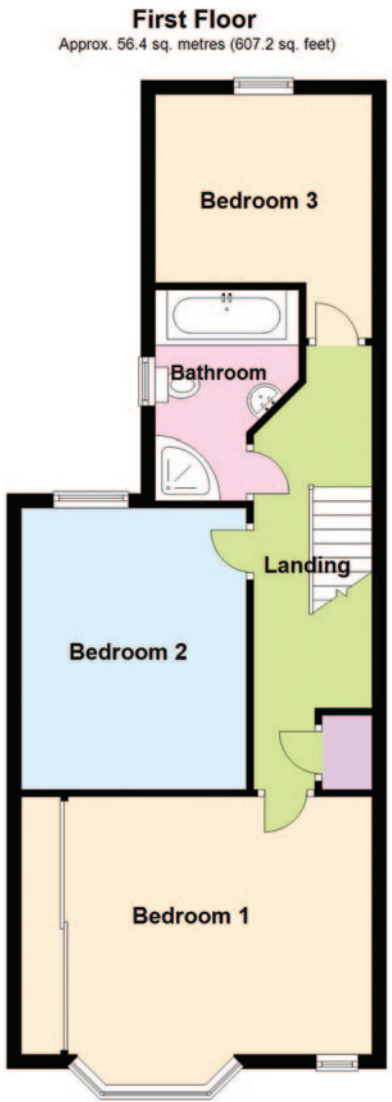
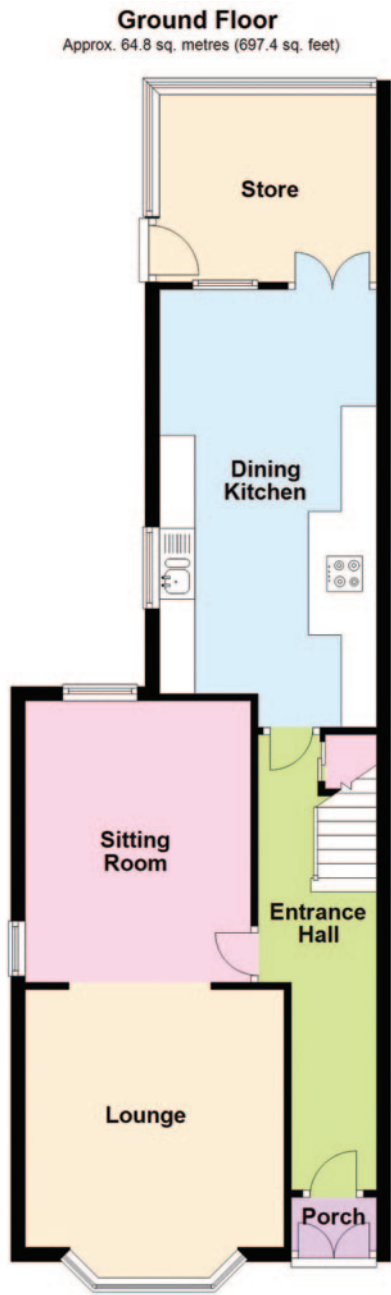
### FIRST FLOOR

**Bedroom One**  
4.95m max x 4.09m max  
(16'3" max x 13'5" max)

**Bedroom Two**  
3.98m x 3.18m  
(13'1" x 10'5")

**Bedroom Three**  
3.45m max x 3.05m max  
(11'4" max x 10'0" max)

**Bathroom**  
2.97m max x 2.03m max  
(9'9" max x 6'8" max)



121.2 sq metres  
(1304.6 sq feet)

Total  
Area  
(Approx)

Gedling  
Borough Council

Band  
C

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

### COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

### THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis:  
W A Barnes Ltd: £60 including VAT.  
All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).  
MoveWithUs Limited: £188 including VAT (average).  
(M)

OIRO

£290,000

Semi Detached House

3 bedrooms

EPC Rating

F (38)

Tenure

Freehold

### Mapperley Branch

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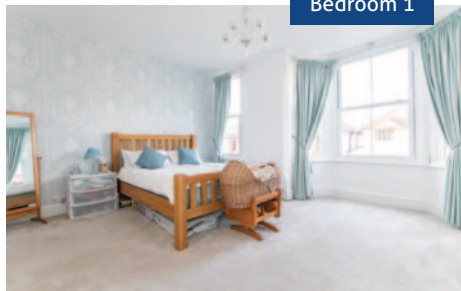




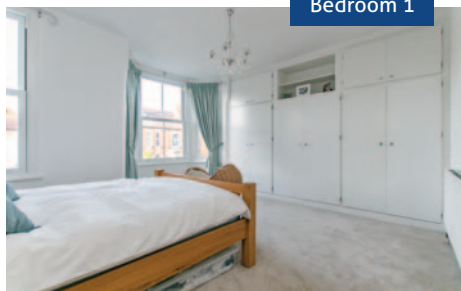
Family Play Room



Dining Kitchen



Bedroom 1



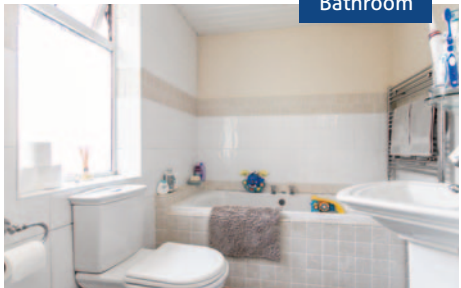
Bedroom 1



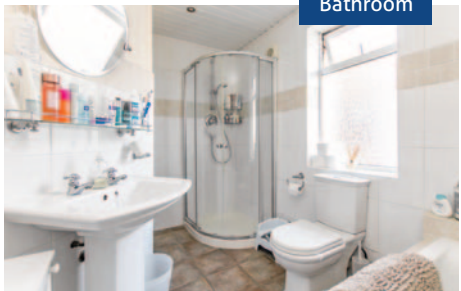
Lounge



Bedroom 3



Bathroom



Bathroom



Garden

### Location Map

Please note that the pin on the map may not show the exact location of the property

### Key Features

- ✓ Characterful semi-detached family home
- ✓ Three good-sized bedrooms
- ✓ Lounge with feature fireplace
- ✓ Adjoining family/play room
- ✓ Beautiful dining kitchen with integrated appliances
- ✓ Useful versatile store
- ✓ Large entrance hall with porch
- ✓ First floor bathroom with four piece suite
- ✓ Lawned rear garden
- ✓ Drive providing off-street parking

### Summary

VIDEO TOUR AVAILABLE ON REQUEST!

A characterful and well-presented three bedroom semi-detached family home with Mapperley's amenities on the doorstep!

There's a lounge with feature fireplace, adjoining versatile second reception room and a beautiful dining kitchen with integrated appliances whilst upstairs, the bedrooms are complemented by a family bathroom with four piece suite.

Outside, there's off-street parking to the front of the house and a lawned rear garden.

Viewing highly recommended!

### Stamp Duty Rates

First time purchase
£0.00
Buying your next home
£0.00
Additional or buy to let property
£8,700.00

For more information visit  
[www.david-james.com/stampduty](http://www.david-james.com/stampduty)