



DavidJames
the estate agent

Kent Road, Mapperley, Nottingham, NG3 6BE

Guide Price £250,000

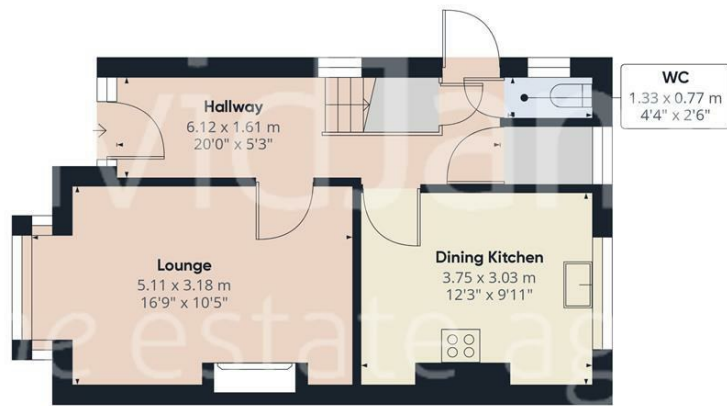
About This Property

NO CHAIN- Introducing this traditional-style semi-detached house in sought-after Mapperley. The property features three well-proportioned bedrooms, providing ample space for comfortable family living. As you enter, a welcoming entrance hall includes a convenient storage cupboard with additional space and plumbing for a washing machine, along with a ground floor WC for added convenience. The lounge boasts a box bay window and a gas fire set within a fireplace. The dining kitchen is equipped with integrated appliances, including an oven and hob. Upstairs, a first-floor bathroom offers a white suite and washbasin in addition to a separate shower room with a mains shower and WC. The home is equipped with combination gas central heating, UPVC double glazing and an alarm system. Outside, a double-width driveway provides off-road parking, while the good-sized lawned rear garden, complete with a patio, offers a delightful outdoor retreat.

- Traditional style semi detached house
- Three bedrooms
- Entrance hall with storage cupboard with space and plumbing for a washing machine, ground floor Wc
- Lounge with box bay window and gas fire set to a fireplace
- Dining kitchen with integrated oven and hob
- First floor bathroom with white suite and washbasin, separate shower room with mains shower and Wc
- Combination gas central heating, UPVC double glazing, alarm system
- Double width driveway provides off road parking
- Good sized lawned rear garden with patio





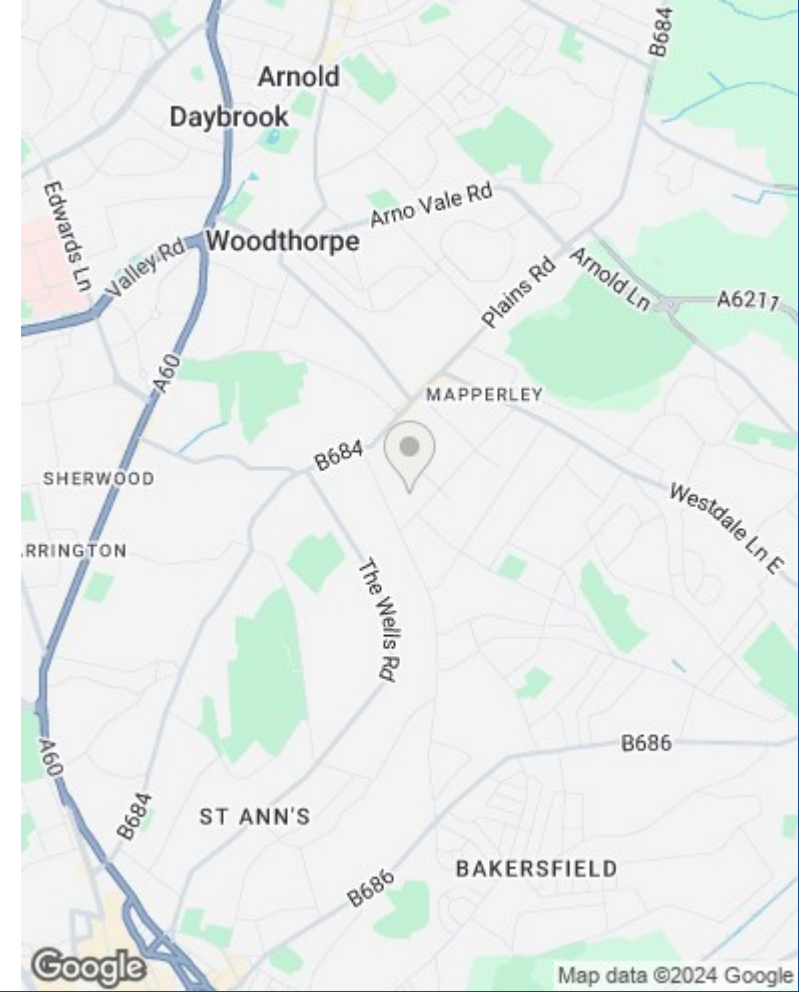


Approximate total area¹⁾
 77.89 m²
 838.36 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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. If you have a property to sell you may wish to take advantage of our free valuation service. 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).

Council Tax Band: B
Gedling Borough Council
Freehold

DavidJames
 the estate agent

David James Estate Agents
 45b Plains Road, Nottingham, NG3 5JU
 t: 0115 962 4213 e: mapperley@david-james.com

