



DavidJames
the estate agent

Mickleborough Avenue, Mapperley, Nottingham, NG3 3EL

Guide Price £160,000

About This Property

We are pleased to present this superb end-townhouse which occupies a corner plot and offers a perfect opportunity for first-time buyers or those seeking their next investment purchase. Located within convenient commuting distance to Nottingham City Centre, this property is ideally positioned for city amenities and transport links.

Upon entering, you are greeted by an entrance hall that leads to a good-sized lounge, perfect for relaxing. The dining kitchen features an integrated oven, hob and extractor fan, with additional space for freestanding appliances.

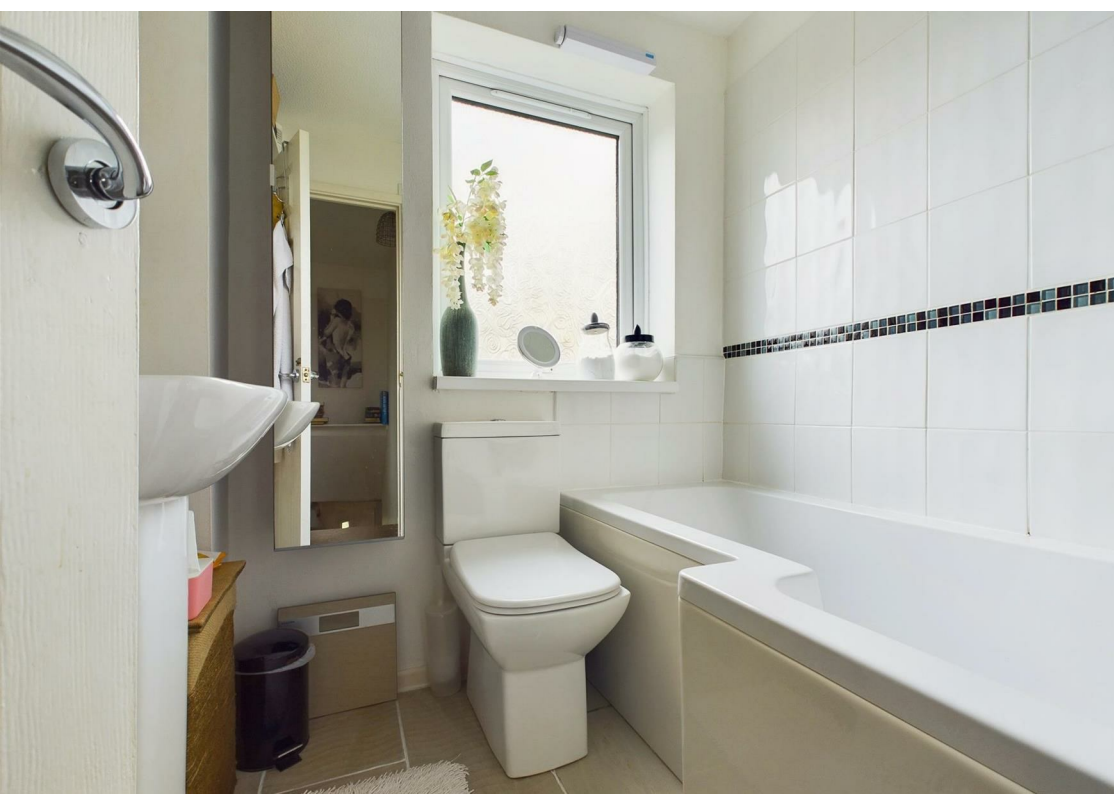
The first floor houses two bedrooms, with the main bedroom boasting built-in wardrobe space over the stairs. A modern bathroom with a three-piece white suite complements the level.

Enhancing the appeal of this home, double glazing is fitted throughout as well as a gas central heating system, powered by a Worcester boiler with a wireless thermostat.

Outside, the property enjoys a southerly-facing enclosed rear garden, which features an initial patio seating area and a useful garden store to the side. The front of the property hosts a driveway, offering off-street parking and adding to the convenience this home brings.

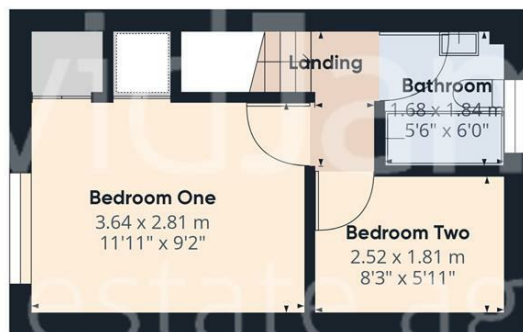
- End-townhouse
- Corner-plot location
- Situated a short commute from Nottingham City Centre
- An ideal first-time buy or investment purchase
- Good-sized lounge
- Dining kitchen with integrated cooking appliances
- Two first floor bedrooms (main bedroom with in-built wardrobes)
- Modern bathroom with three-piece white suite
- Enclosed rear garden with patio area and useful garden store
- Driveway to the front providing off-street parking







Floor 0



Floor 1



Approximate total area*
45.4 m²
488.64 ft²

Reduced headroom
0.77 m²
8.34 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: A
Nottingham City 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

naea | propertymark
PROTECTED

