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DavidJames
the estate agent

Mickleborough Avenue, Mapperley, Nottingham, NG3 3EL

Guide Price £160,000

About This Property

NO CHAIN! 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.

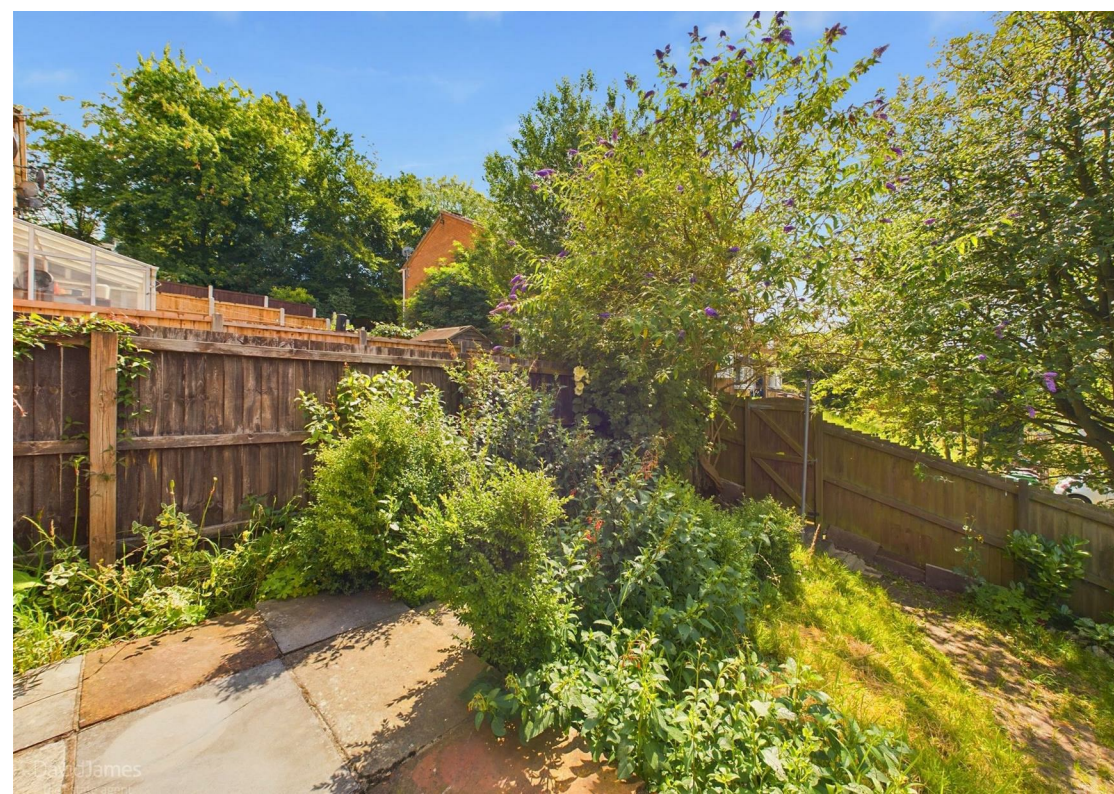
Enhancing the appeal of this home, double glazing is fitted throughout as well as a gas central heating system, powered by a Worcester boiler with a wireless thermostat.

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 with no upward chain
- 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





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Floor 0



Floor 1



Approximate total area*

45.4 m²
488.64 ft²

Reduced headroom

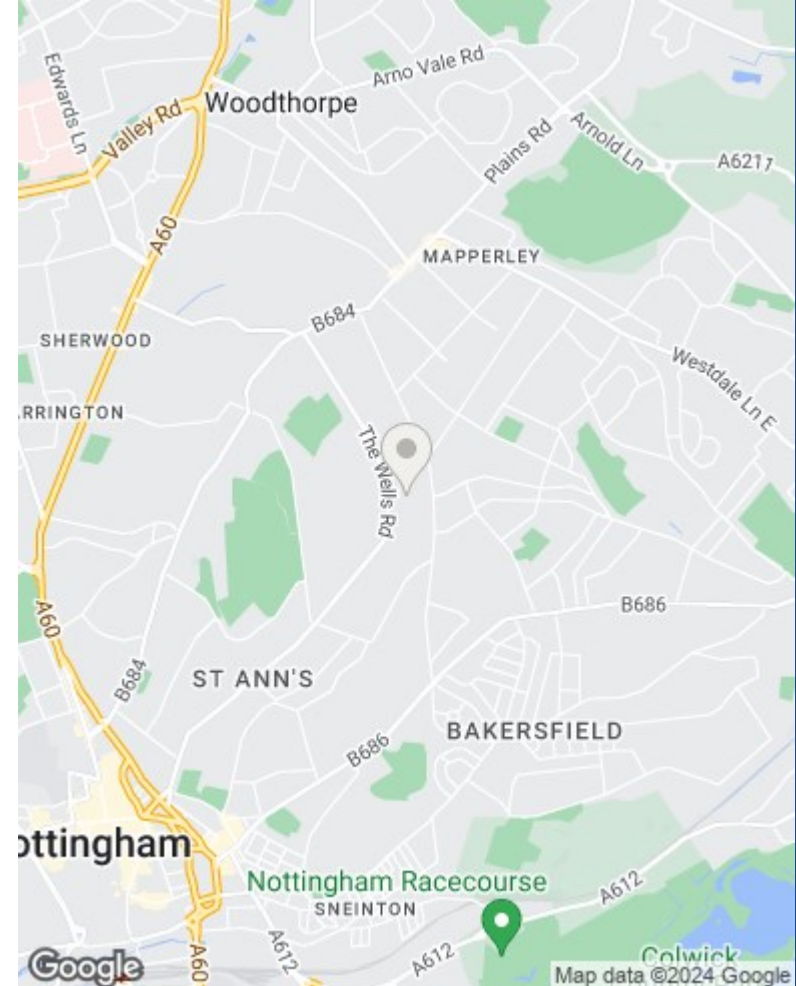
0.77 m²
8.34 ft²

(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.

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Council Tax Band: A
Nottingham City Council
Freehold

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