



DavidJames
the estate agent

The Wells Road, Nottingham, NG3 3AA

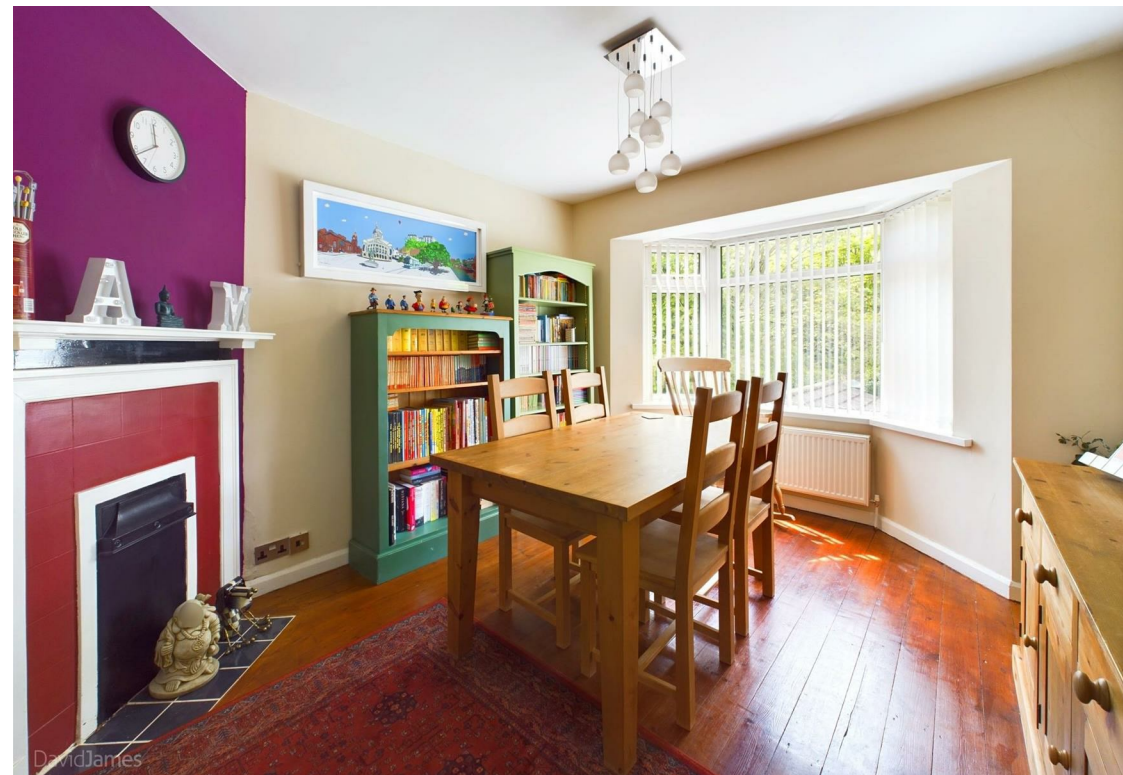
Guide Price £230,000

About This Property

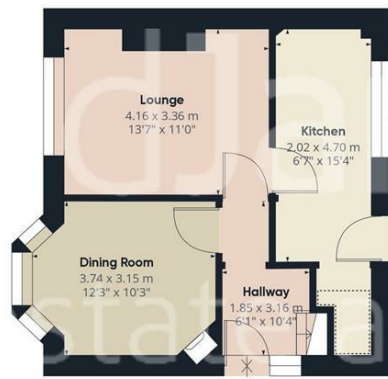
Situated on a generous plot just off The Wells Road, this traditional-style semi-detached house in Mapperley boasts character and charm. The three-bedroom property features stripped and varnished floorboards throughout, offering a touch of elegance and continuity. The welcoming entrance hall leads into a cozy lounge, an ideal space for relaxation. Entertain guests in the dining room that is accentuated by a bay window overlooking the front and a classic fireplace. The kitchen is equipped with Birch finish base and eye-level units, tiled flooring, and modern integrated appliances, including a double oven, hob, and extractor. Stay connected and comfortable with a combination gas central heating system controlled via Hive, ensuring efficiency and UPVC double glazing. The driveway accommodates two vehicles leading to a garage fitted with power, lighting, and convenient pedestrian access. The property's exterior is as inviting as its interior, with attractively maintained lawned gardens both front and rear, and a decked area to the rear for enjoying sunny days.



- Traditional style semi detached house situated away from The Wells Road on a good sized plot
- Three bedrooms, all with stripped and varnished floorboards
- Entrance hall with stripped and varnished floor floorboards
- Lounge with stripped and varnished floorboards
- Dining room with bay window to the front elevation, fireplace and stripped and varnished floorboards
- Kitchen with a range of Birch finish base and eye level units and tiled flooring, integrated double oven, hob and extractor
- Combination gas central heating with Hive system, UPVC double glazing
- Driveway provides off road parking for two vehicles
- Garage with up and over door, power and lighting and pedestrian access door
- Attractive well maintained lawned front and rear gardens with decked area to the rear







Floor 0 Building 1



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Approximate total area⁽¹⁾

78.33 m²
843.13 ft²

Reduced headroom

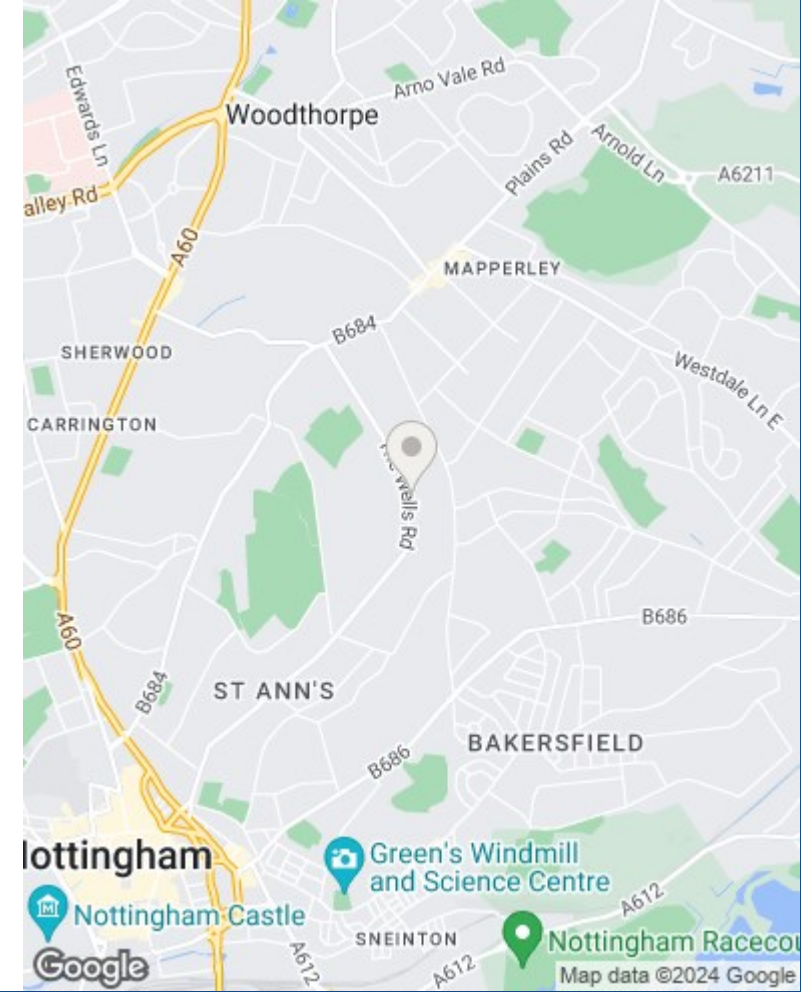
1.32 m²
14.22 ft²

(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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