



**DavidJames**  
the estate agent

**Querneby Road, Mapperley, Nottingham, NG3 5HS**

**Offers Over £190,000**



# About This Property

Located close to Nottingham City Centre, this charming three-storey period-style mid-terraced house in Mapperley offers an ideal blend of traditional features and modern conveniences. Spread across the first and second floors are three well-proportioned bedrooms, including two spacious double bedrooms.

The ground floor boasts a welcoming lounge with stripped and varnished floorboards, and a dining room featuring laminate flooring and a cozy fireplace with a multi-fuel burner. The extended galley kitchen is equipped with Beech finish base and eye-level units, tiled flooring, a freestanding cooker, and integrated appliances including a dishwasher and washing machine.

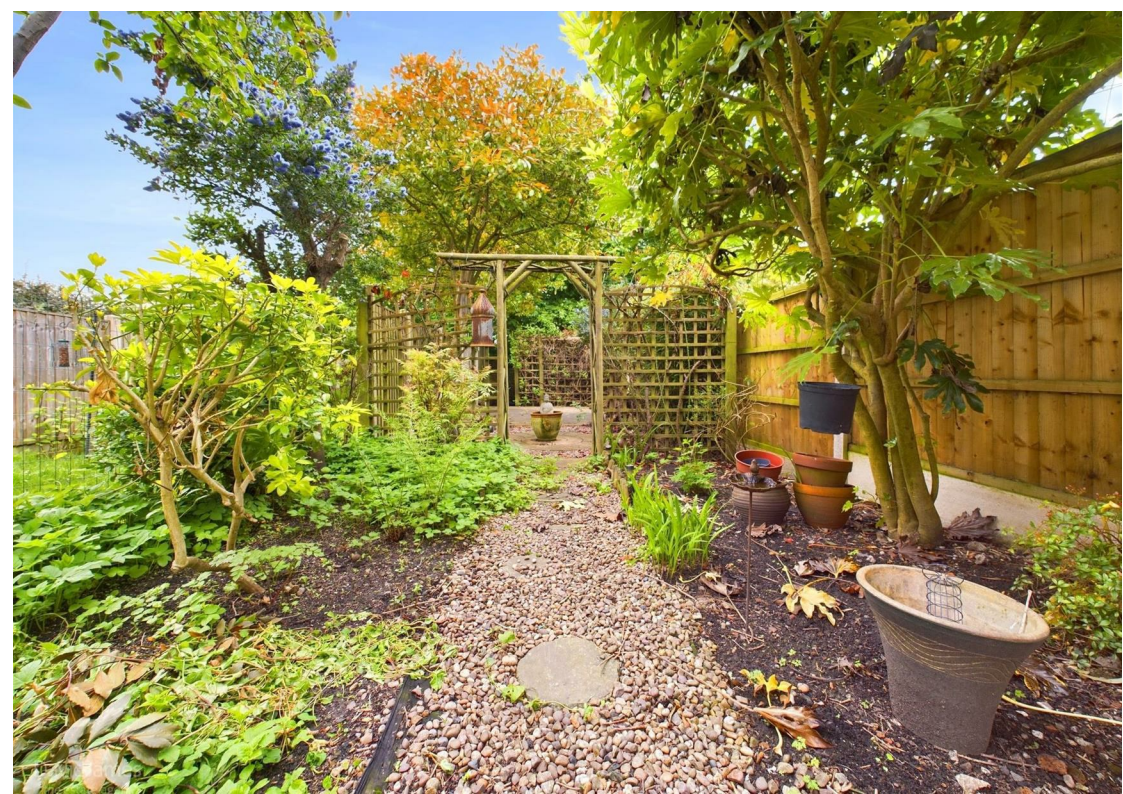
The first-floor bathroom features half-height tiling, tiled flooring, a white suite, and a mixer shower, while the second-floor shower room offers a corner shower cubicle with an electric shower and a skylight window to the rear elevation. Additional benefits include combination gas central heating, UPVC double glazing, and a cellar divided into two compartments for ample storage.

The enclosed rear garden is perfect for relaxation and entertaining, featuring decked areas, established borders, and a pergola. Conveniently situated within walking distance of bus routes to the city centre and close to well-regarded schools with notable musical alumni, this property is a perfect family home.



- Three storey period style mid terraced house
- Three bedrooms set over the first and second floors including two double bedrooms
- Lounge with stripped and varnished floorboards
- Dining room with laminate flooring and fireplace with multi fuel burner
- Extended galley kitchen with a range of Beech finish base and eye level units, tiled flooring, freestanding cooker and integrated dishwasher and washing machine
- First floor bathroom/Wc with half height timing to the walls, tiled flooring and white suite and mixer shower
- Second floor shower room/Wc with white suite, corner shower cubicle with electric shower and skylight window to the rear elevation
- Combination gas central heating, UPVC double glazing, cellar split into two compartments
- Enclosed rear garden with decked areas, established borders and pergola
- In walking distance of bus routes to the city centre and close to well regarded schools with musical alumni





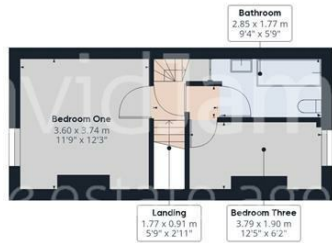




Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

109.11 m<sup>2</sup>  
1174.46 ft<sup>2</sup>

Reduced headroom

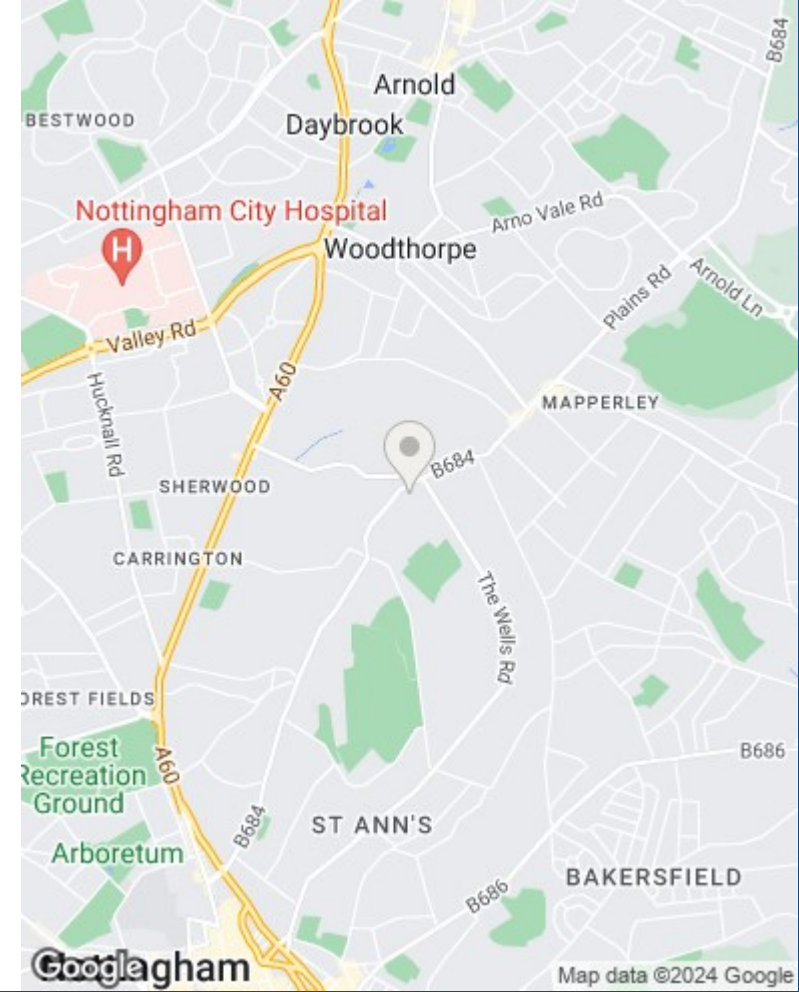
5.75 m<sup>2</sup>  
61.87 ft<sup>2</sup>

(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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