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DavidJames
the estate agent

Clumber Avenue, Mapperley, Nottingham, NG3 5JY

Guide Price £250,000

About This Property

Available to cash buyers only, this extended detached home on an unadopted road is offered to the market with no upward chain and presents a unique opportunity for those looking to take on a full renovation project and create a wonderful family home. Situated in a highly sought after location close to Mapperley's shops, local schools, bars and eateries as well as frequent bus services to Nottingham City Centre, this property has potential in abundance.

Upon entering, you'll find an initial entrance hall with understairs storage, leading to a good-sized lounge with an adjoining dining area. The kitchen, which has a separate utility room, provides ample space for redesign and modernisation.

The first floor features four bedrooms. In the current configuration, bedroom three is accessed via bedroom two and bedroom four currently has a fixed loft ladder and could alternatively function as an office. A bathroom with a separate WC completes the layout of the upper level.

Externally, the gardens need attention but offer substantial potential. The property benefits from two driveways at the front, both accessed from the roadside, each leading to their own garage.

This home is perfect for those seeking a project with the vision to transform it into a superb family residence. Don't miss out on this rare opportunity to acquire a property with such promising prospects in a prime location.



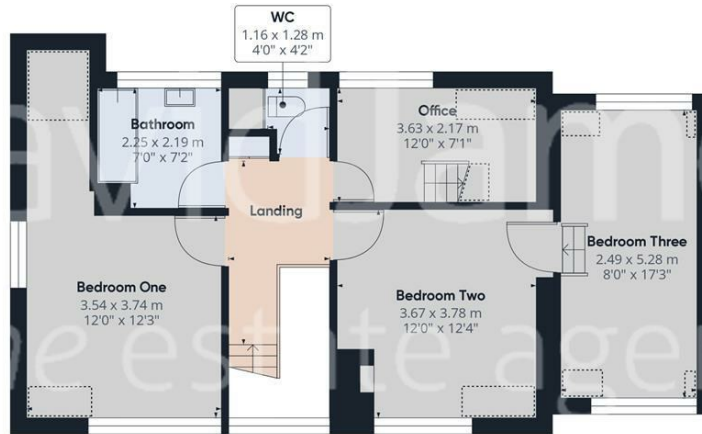
- Detached home
- Cash buyers only
- Requires full refurbishment with huge potential
- Offered to the market with no upward chain
- Prime location within walking distance of Mapperley's amenities
- Good-sized lounge/dining room
- Kitchen with a separate utility room
- Four versatile bedrooms with a complementing bathroom and WC
- Front and rear gardens with lots of potential
- Two driveways and two garages







Floor 0



Floor 1



Approximate total area⁽¹⁾
142.82 m²
1537.3 ft²

Reduced headroom
5.07 m²
54.57 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: D
Gedling Borough Council
Freehold

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