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DavidJames
the estate agent

Morley Avenue, Mapperley, Nottingham, NG3 5FW

Guide Price £170,000

About This Property

GUIDE PRICE £170,000 - £190,000. This traditional-style, three bedroom end-terraced house in Mapperley offers an excellent opportunity for families or professionals seeking a home in a sought-after location.

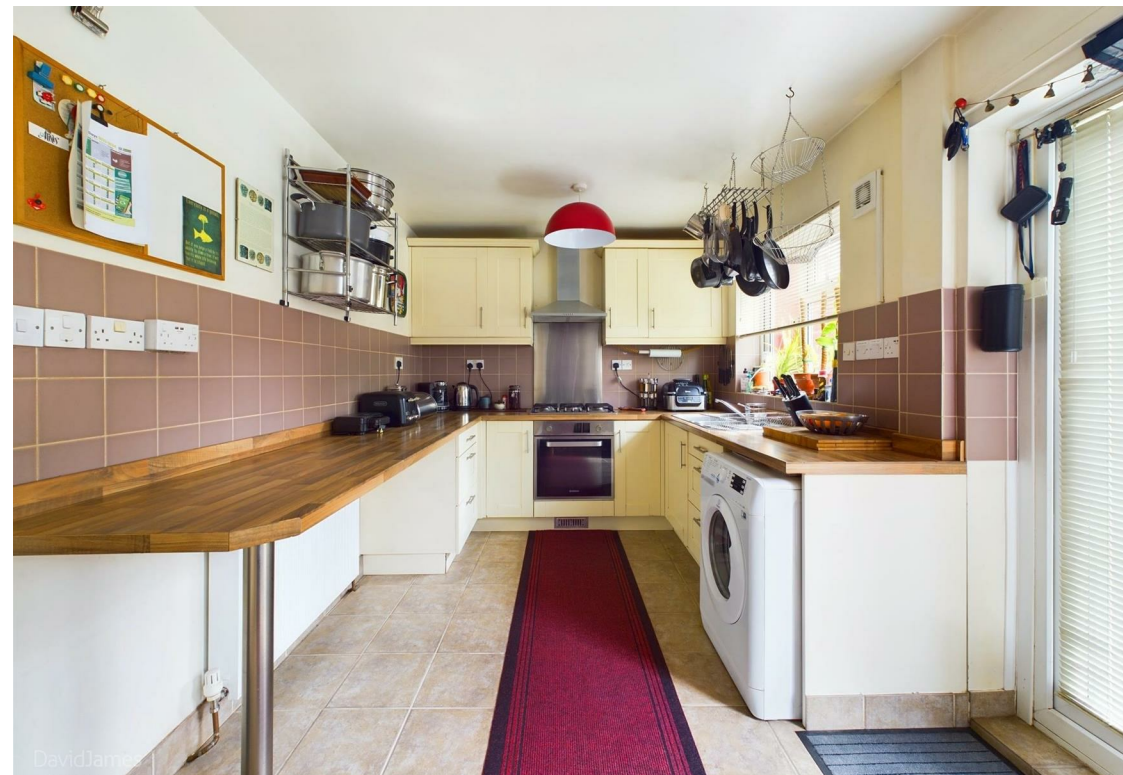
You enter the property via the side elevation to an entrance hall which leads to the lounge which benefits from a laminate floor and a cosy fireplace fitted with a feature multi-fuel burner, creating a perfect spot for relaxation. The kitchen is equipped with a range of cream panelled units, integrated oven, hob and extractor, with tiled flooring completing the look. Upstairs, the first-floor bathroom includes a WC and electric shower, offering practicality for busy households.

This home is fitted with combination central heating, with seven years of warranty remaining, ensuring comfort and peace of mind. Additional features include UPVC double glazing throughout and an alarm system for added security.

To the rear of the property, you'll find an enclosed south-facing garden with a central lawn, ideal for outdoor activities or quiet afternoons. The garden also boasts good-sized storage sheds/workshop, complete with lighting and power, providing ample space for hobbies or additional storage.

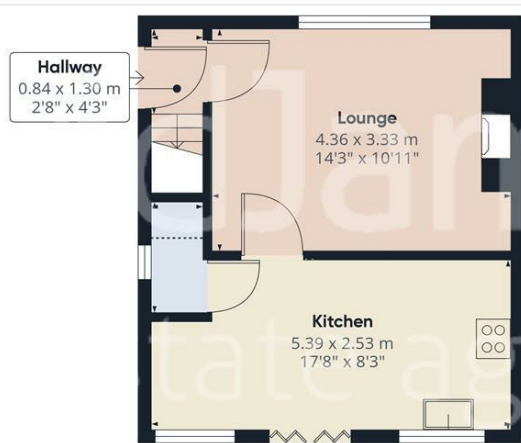
Parking is available via a permit scheme on the street, and the property is well-placed close to frequent bus routes and a short distance from the amenities of both Sherwood and Mapperley.

This property combines traditional charm with modern conveniences, making it an appealing choice for buyers looking for a comfortable home in a convenient location.

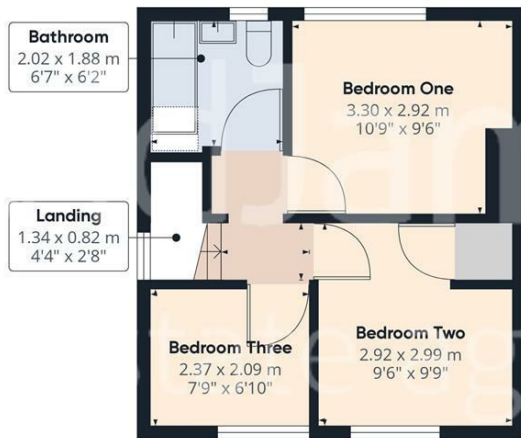


- Traditional style end terraced house
- Three bedrooms
- Entrance hall
- Lounge with laminate floor and fireplace with feature multi-fuel burner
- Kitchen with a range of cream panelled units and tiled flooring, integrated oven, hob and extractor
- First floor bathroom/Wc with electric shower
- Combination central heating with 7 years warranty remaining, UPVC double glazing, alarm system
- Enclosed south-facing rear garden with central lawned area and good sized storage sheds/workshop with lighting and power
- On street parking with permit scheme in operation
- Close to frequent bus routes and near to the amenities in both Sherwood and Mapperley





Floor 0



Floor 1



Approximate total area*
58.89 m²
633.89 ft²

Reduced headroom
0.43 m²
4.63 ft²

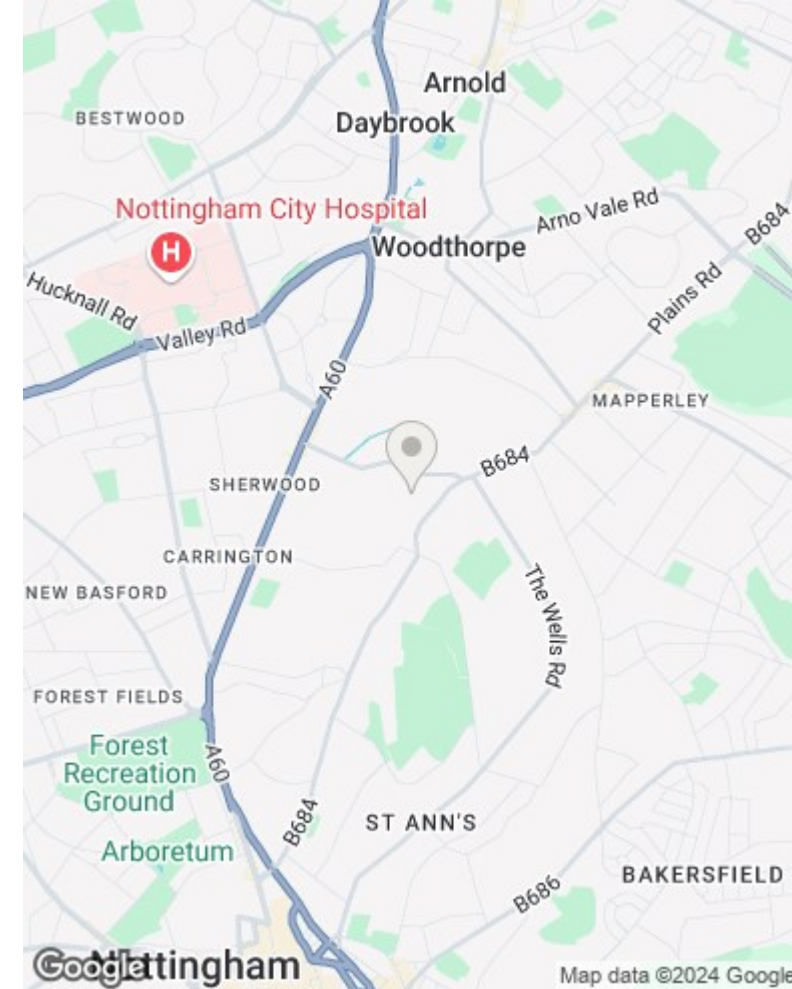
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: A
Nottingham City Council
Freehold

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