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DavidJames
the estate agent

Birkland Avenue, Mapperley, Nottingham, NG3 5LA

Guide Price £250,000

About This Property

Nestled on a quiet residential street, this traditional one bedroom detached bungalow offers a fantastic opportunity for buyers looking for a home with no upward chain. Ideally positioned within level walking distance of Mapperley's excellent amenities, this property is perfect for those seeking both convenience and tranquillity.

The bungalow welcomes you through an entrance hall to the side elevation, featuring useful storage cupboards. To the front, the lounge boasts a bay window, filling the room with natural light, and a fireplace fitted with an electric fire. The separate dining room benefits from an adjoining lobby and a handy pantry, providing additional storage space.

The kitchen is equipped with a range of base and eye level units and an integrated hob, whilst the bedroom is accessed from the hallway and leads directly into the UPVC conservatory, which overlooks the rear garden. The conservatory also features a glazed door, providing easy access to the outdoor space.

Completing the accommodation is a wet room/WC fitted with a moulded floor and mains shower. The property is enhanced by gas central heating and UPVC double glazing, ensuring year-round comfort and energy efficiency.

Externally, the tandem driveway and garage provide ample off-road parking. To the rear, an enclosed lawned garden offers a private space to relax or entertain.

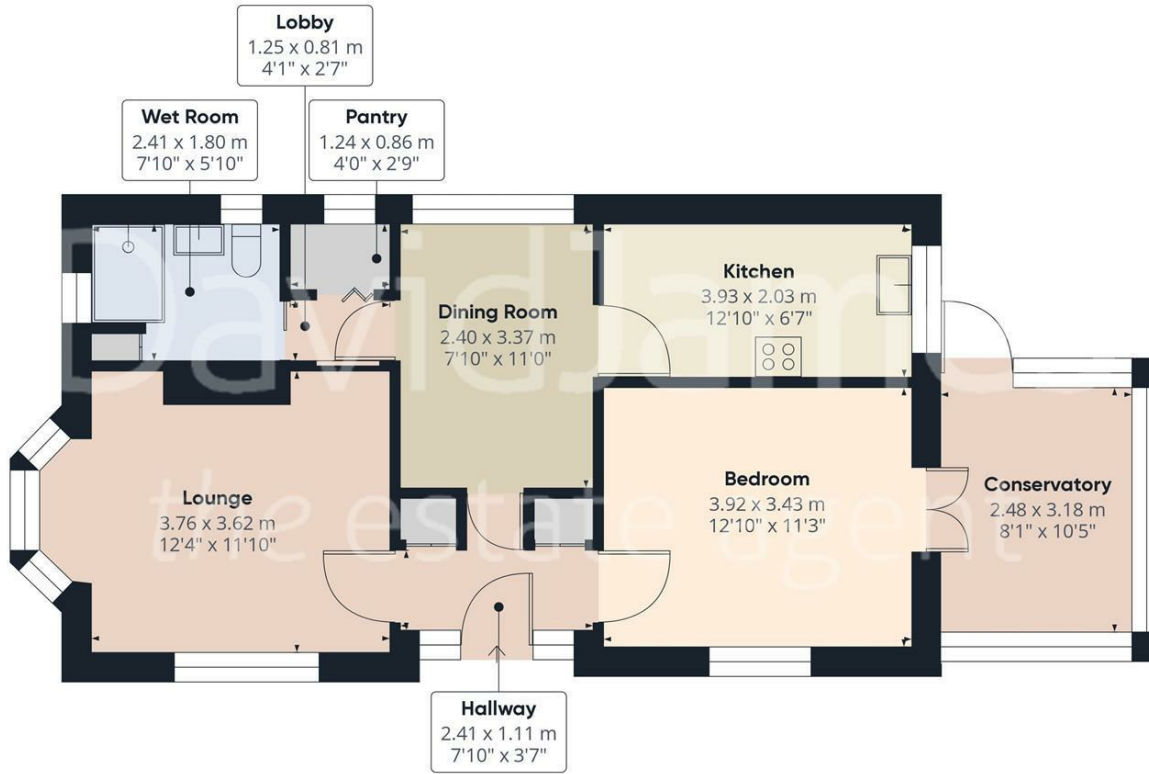
With its desirable location and thoughtful layout, this bungalow is an excellent choice for those seeking single-storey living in Mapperley.



- Traditional style one double bedroom detached bungalow sold with no upward chain
- Situated on a quiet residential street in level walking distance of Mapperley's amenities
- Entrance hall situated to the side elevation with storage cupboards
- Lounge with bay window to the front elevation and fireplace with electric fire
- Dining room with adjoining lobby and pantry
- Kitchen with base and eye level units and integrated hob
- UPVC conservatory (accessed via the bedroom) with glazed door to the rear garden
- Wet Room/WC with moulded floor and mains shower
- Gas central heating, UPVC double glazing
- Tandem driveway and garage provide off road parking, enclosed lawned rear garden







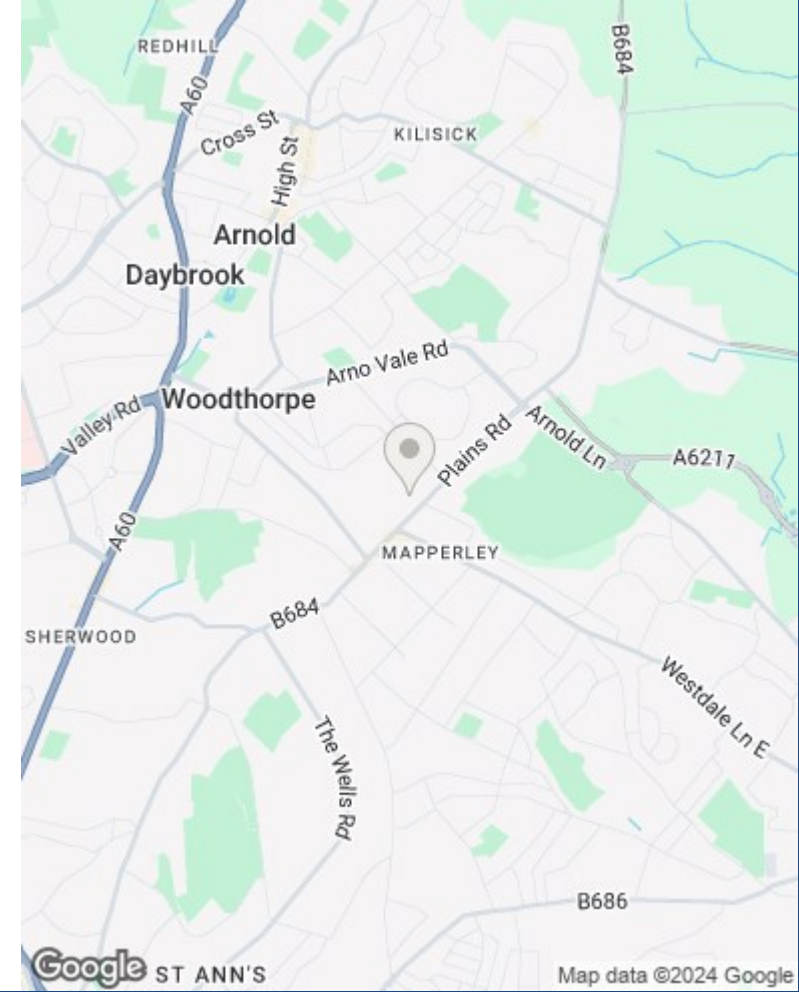
Approximate total area**
63.75 m²
686.2 ft²

(*) Excluding balconies and terraces

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: C
Gedling Borough Council
Freehold

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