



122 Sandford Road, Nottingham – NG3 6AG

Guide Price **£260,000**

DavidJames
the estate agent



122 Sandford Road

Nottingham, Nottingham

Well-presented 3 bedroom semi-detached home close to Mapperley's excellent amenities. Boasting stylish interiors with a lounge, contemporary kitchen, modern bathroom and south-easterly facing garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented semi-detached home
- Within easy reach of Mapperley's vibrant amenities
- Frequent bus services available nearby to Nottingham City Centre
- Stylish décor and modern touches throughout
- Spacious and cosy lounge featuring a bay window and focal point open fire
- Modern breakfast kitchen with contemporary units and integrated appliances
- Three well-proportioned bedrooms (including two double bedrooms)
- Stylish four-piece bathroom suite with a corner shower enclosure
- Gas central heating and UPVC double glazing
- Generous south-easterly facing rear garden

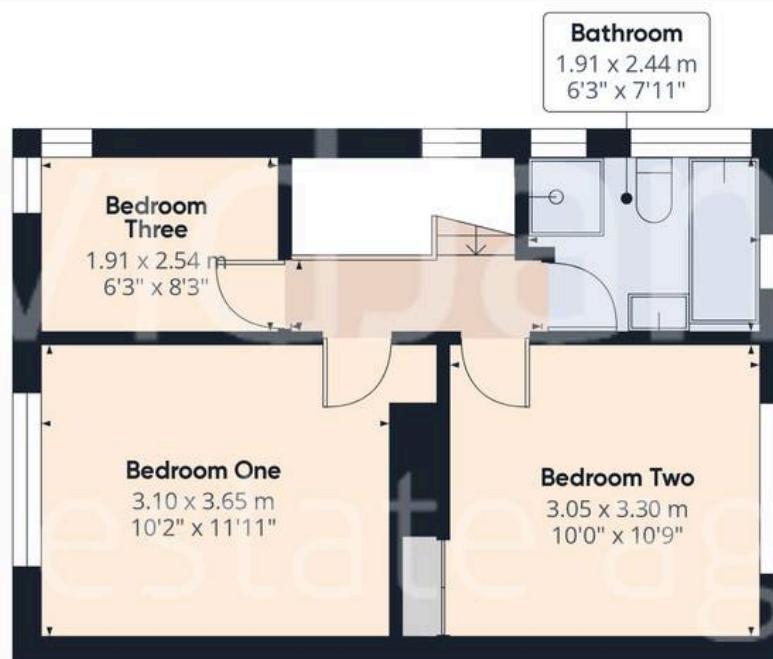








Floor 0



Floor 1

Approximate total area⁽¹⁾

71.26 m²

767.02 ft²

(1) 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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