



## 13 Mapperley Hall Drive, Nottingham – NG3 5EP

Guide Price £500,000

DavidJames  
the estate agent





## 13 Mapperley Hall Drive

Nottingham, Nottingham

GUIDE PRICE £500,000 - 550,000. semi-detached property with 5 double bedrooms, in need of renovation. Boasts spacious living areas, cellar for storage, front and rear gardens, and a garage. Desirable conservation. area location Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Substantial semi-detached home sold with no upward chain situated in a popular conservation area
- Five double bedrooms set over the first and second floors
- Modernisation required throughout
- Entrance hall with porch, inner hallway with adjoining Wc and additional cloakroom
- Large lounge with feature fireplace, separate dining room with French doors to the garden
- Dining kitchen with adjoining rear lobby
- First floor bathroom, separate first floor Wc, second floor bathroom/Wc
- Gas central heating, part double glazing, cellar separate into two compartments
- Good sized front and enclosed rear garden
- Shared driveway with right of access to a garage situated to the rear of the property

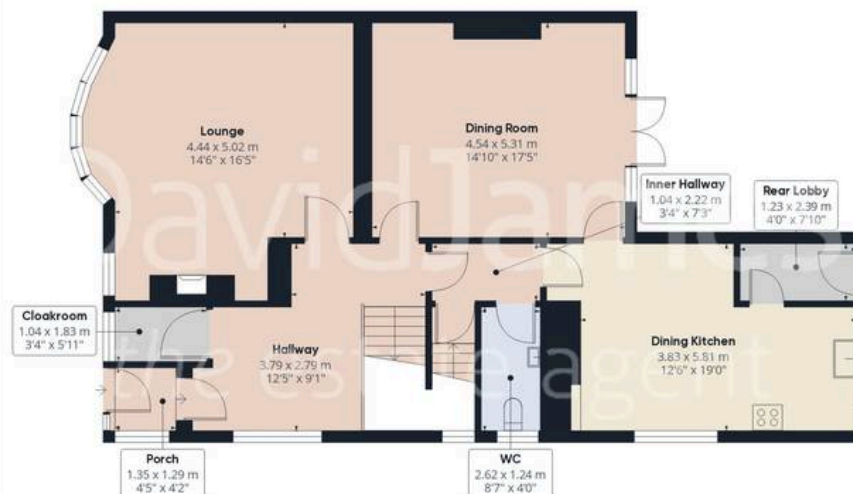








Floor -1 Building 1



Floor 0 Building 1

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

250.93 m<sup>2</sup>

2700.99 ft<sup>2</sup>

Reduced headroom

0.01 m<sup>2</sup>

0.07 ft<sup>2</sup>

(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 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.

GIRAFFE360



Floor 1 Building 1



Floor 2 Building 1





## David James Estate Agents

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