



39 Hilton Road, Mapperley, Nottingham, NG3 6AN

Guide Price **£300,000**

DavidJames
the estate agent



39 Hilton Road

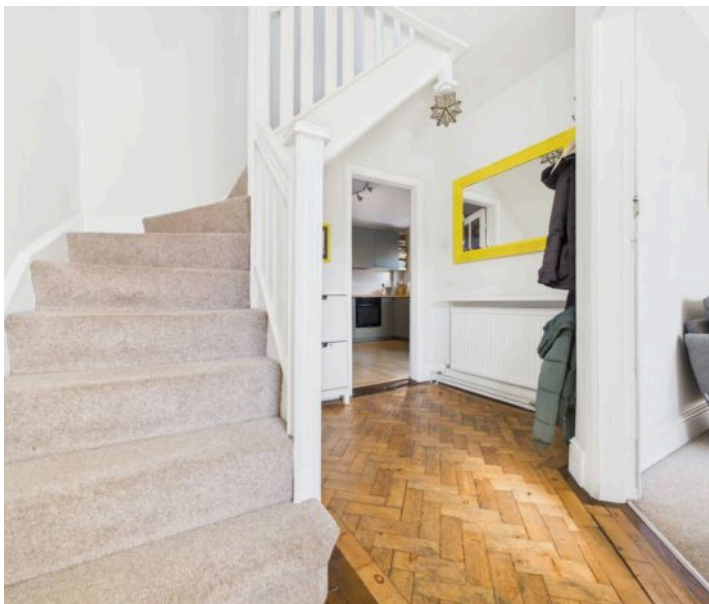
Mapperley, Nottingham

Council Tax band: B

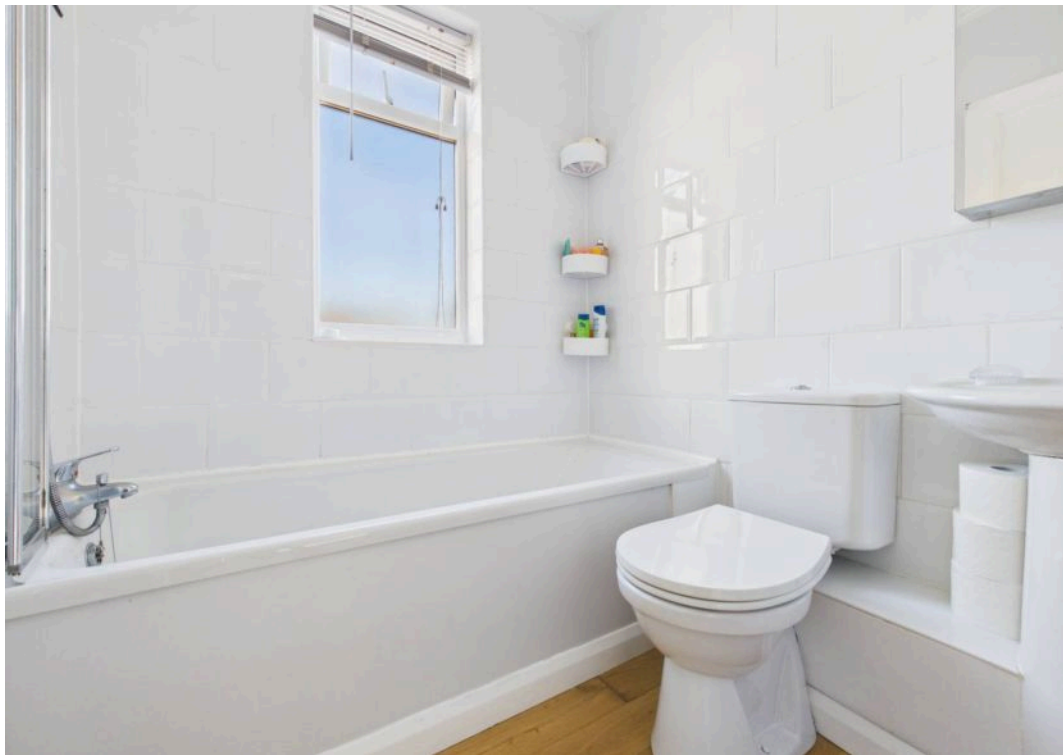
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended and well presented, traditional style semi-detached house
- Three double bedrooms
- Entrance hall with original timber parquet flooring
- Bright lounge with multi-fuel burner set to a fireplace with quarry tied hearth
- Dining kitchen with integrated oven, hob, dishwasher and fridge freezer, with Ash block board worktops and engineered Oak flooring
- Family room with vaulted ceiling with skylight windows, French doors to the rear garden and engineered Oak flooring
- Utility room/ground floor Wc, first floor landing/compact home office space
- First floor bathroom/Wc with white suite and shower off mixer taps
- Combination gas central heating, UPVC double glazing
- Good sized enclosed lawned garden with seating area









Floor 0



Floor 1

Approximate total area⁽¹⁾

90.97 m²

979.2 ft²

Reduced headroom

1.5 m²

16.12 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 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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