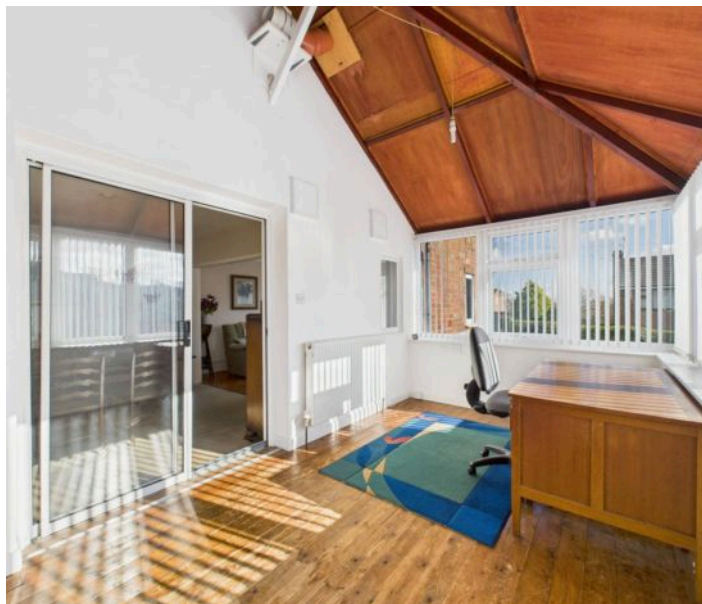




45 Kent Road, Nottingham – NG3 6BE

Guide Price **£400,000**

DavidJames
the estate agent



45 Kent Road

Nottingham, Nottingham

GUIDE PRICE £400,000 - £425,000. Extended chalet-style detached bungalow offered with no chain and situated on a corner plot close to Mapperley's vibrant amenities! Offering versatile reception spaces, 4 bedrooms and multi-vehicle parking alongside a detached double garage. Viewing is essential!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended chalet-style detached bungalow
- Offered to the market with no upward chain
- Within easy reach of Mapperley's excellent nearby amenities
- Corner plot position providing generous garden space, two driveways and a detached double garage
- Bright and spacious lounge, adjoining dining room and versatile sunroom plus a versatile sitting room
- Fitted breakfast kitchen with a range of integrated appliances
- Three ground floor bedrooms (all with fitted wardrobes)
- Large top floor main bedroom suite with a four-piece en-suite and generous separate dressing room
- Modern ground floor family bathroom with a contemporary four-piece suite
- Useful lower ground floor utility space plus a large adjoining store with garage door







Floor -1



Floor 0

Approximate total area⁽¹⁾

208.71 m²

2246.55 ft²

Reduced headroom

2.97 m²

31.96 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.

GIRAFFE360



Floor 1



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.