



25a Marshall Road, Nottingham – NG3 6HS

Guide Price **£250,000**

DavidJames
the estate agent



25a Marshall Road

Nottingham, Nottingham

Offered with no chain, this detached family home sits within easy reach of Mapperley's nearby vibrant amenities and boasts generous reception space, 3 beds and established gardens plus ample parking!

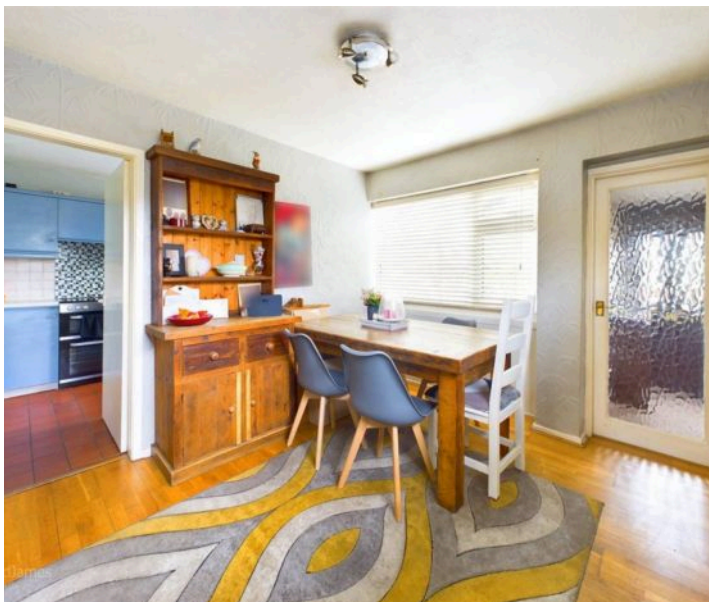
Council Tax band: C

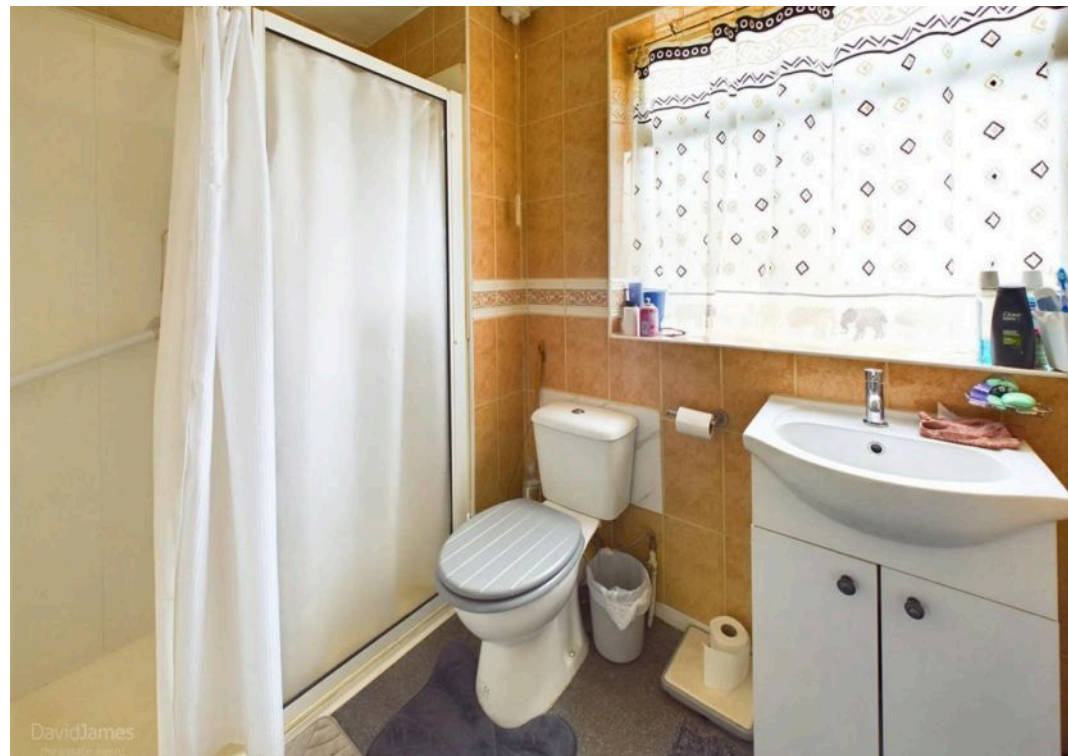
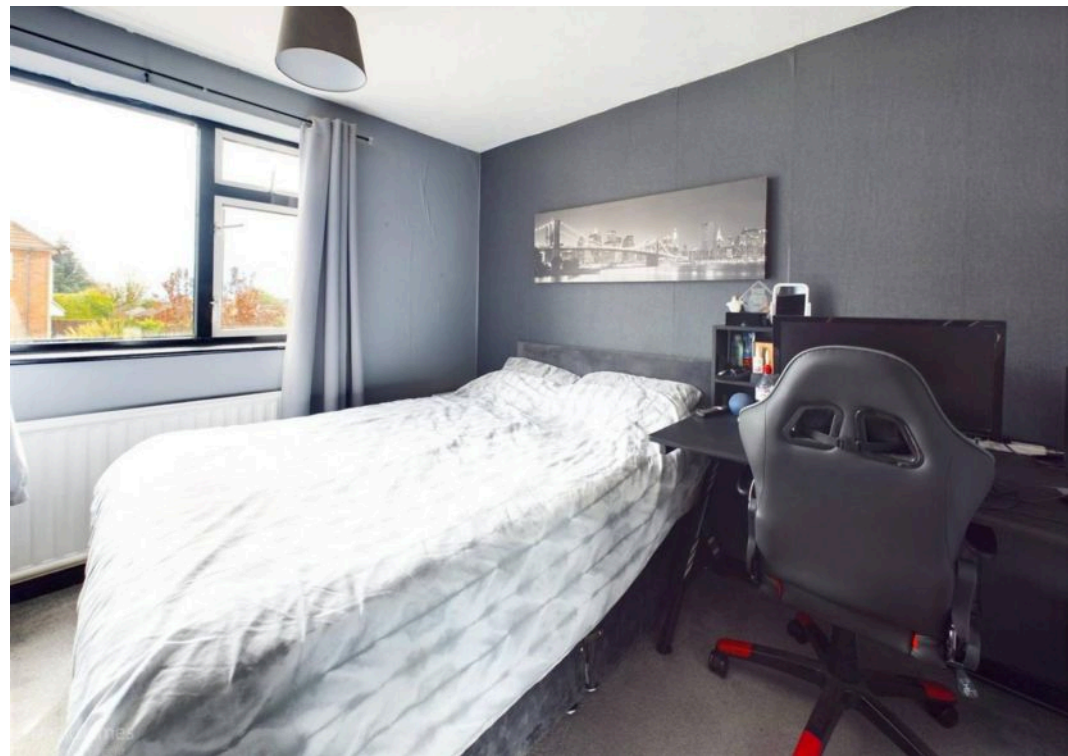
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached house with lots of potential
- Offered to the market with no upward chain
- Within easy reach of Mapperley's nearby vibrant amenities, popular schools and frequent bus services
- Spacious lounge and separate dining room
- Further reception room (ideal for use as a home office or playroom)
- Fitted kitchen with quarry tile flooring
- Rear lean-to (ideal for extra storage or utility use)
- Three first floor bedrooms complemented by a shower room
- Enclosed rear garden with patio space, lawn and established planting
- Double-width driveway and garage provide convenient parking







Floor 0 Building 1

Approximate total area⁽¹⁾

83.33 m²

896.94 ft²

Reduced headroom

1.3 m²

14.01 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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