

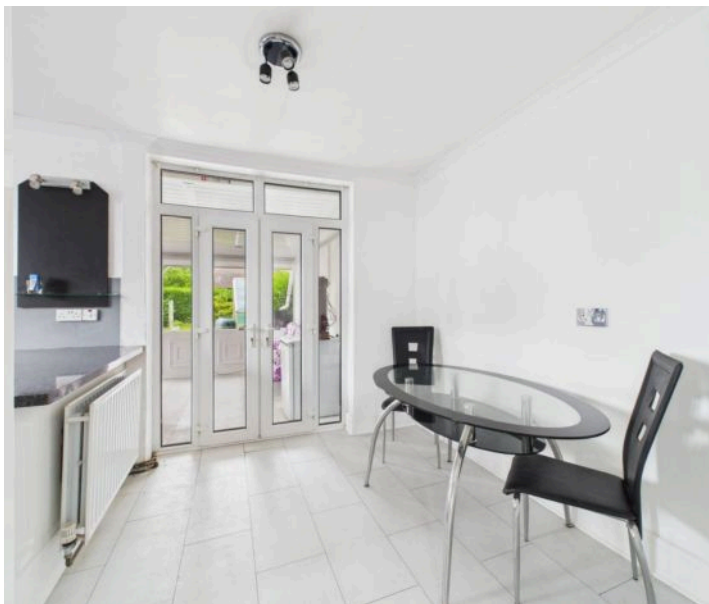


**305 Westdale Lane, Mapperley – NG3 6EW**

Offers Over **£220,000**

**DavidJames**  
the estate agent





## 305 Westdale Lane

Mapperley, Nottingham

GUIDE PRICE £220,000 - £240,000. Offered to the market with no upward chain, this inviting semi-detached property occupies a desirable corner plot within easy reach of Mapperley's excellent amenities, popular schools and frequent City-bound bus services!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

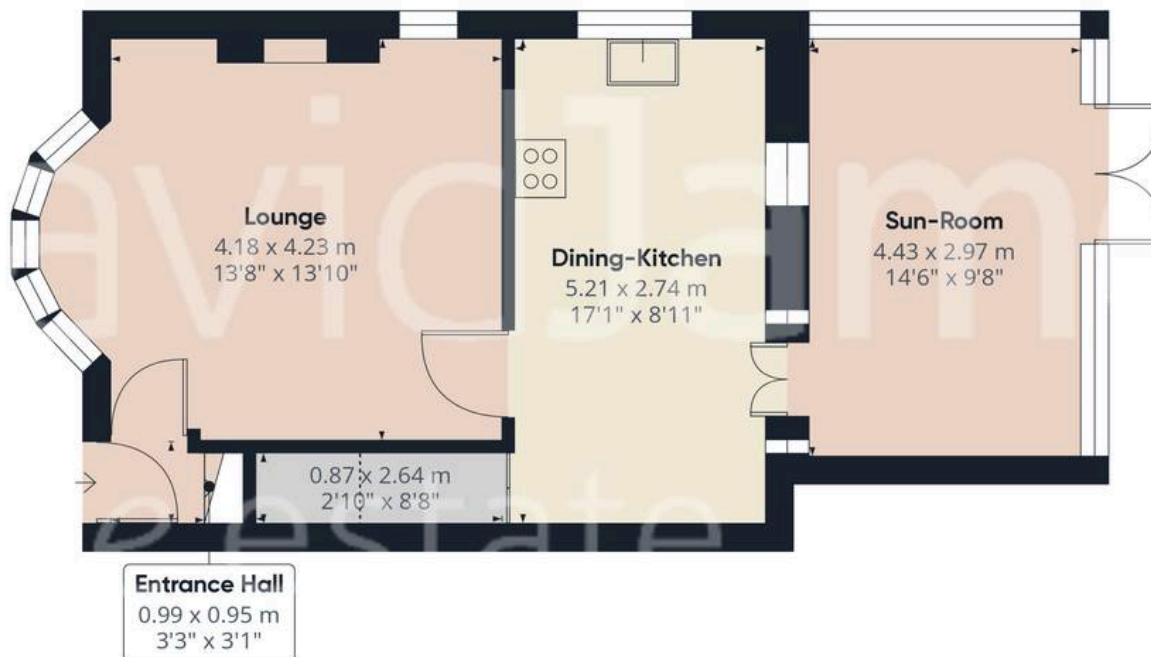
- Well-presented semi-detached home
- Located in a sought-after area with Mapperley's excellent amenities nearby
- Welcoming lounge with a large bay window to front elevation
- Modern dining kitchen with high-gloss units, marble-effect worktops and integrated appliances
- Sunroom with garden views extends the living space
- Two double bedrooms (potential to change to three - subject to planning and building regulations)
- Well-appointed shower room with a three-piece suite
- Recently retiled roof, new carpets and neutral décor
- Generous rear garden and large patio area
- Spacious gated driveway accommodating multiple vehicles



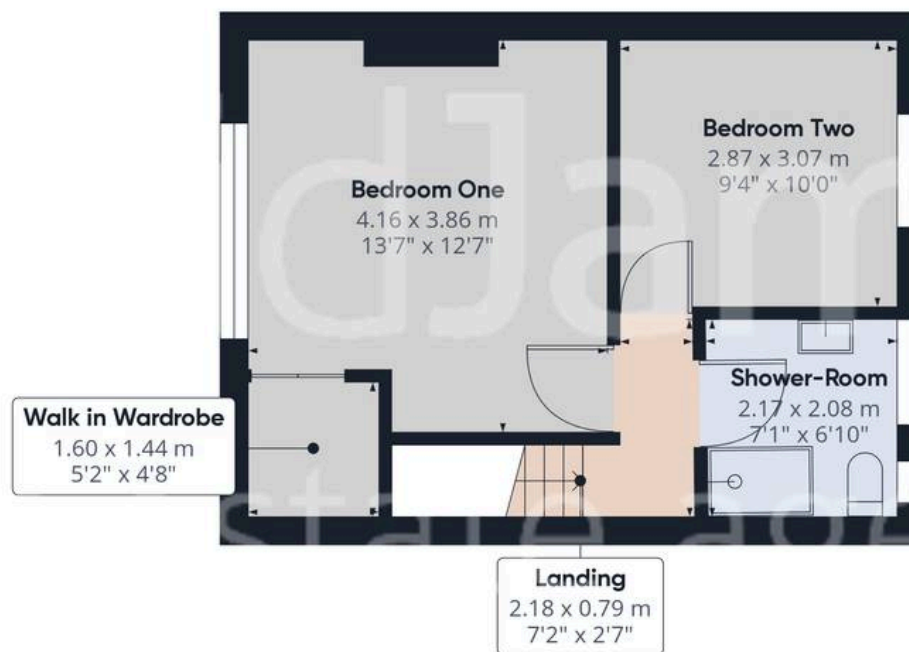








Floor 0



Floor 1

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

82.57 m<sup>2</sup>

888.77 ft<sup>2</sup>

**Reduced headroom**

0.91 m<sup>2</sup>

9.85 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 are based on RICS IPMS 3C standard.

GIRAFFE360





## 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.