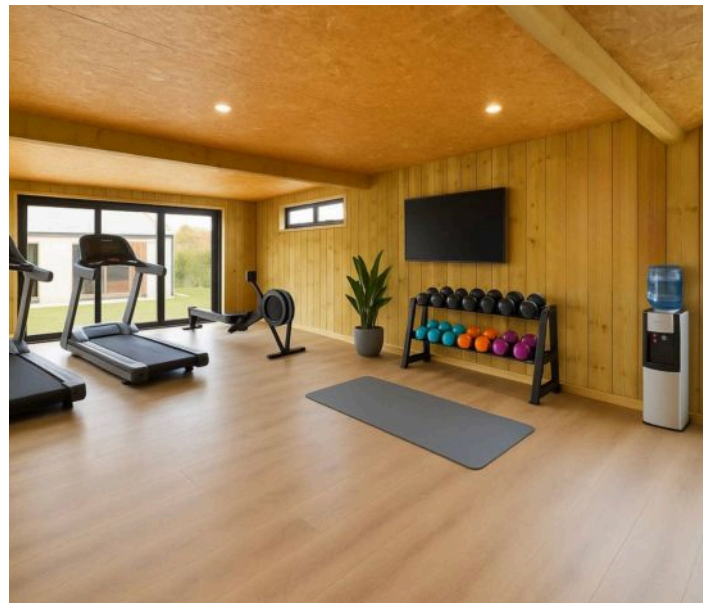




14 Clipstone Avenue, Mapperley – NG3 5JZ

Guide Price **£350,000**

DavidJames
the estate agent



14 Clipstone Avenue

Mapperley, Nottingham

GUIDE PRICE £350,000 – £375,000. This beautifully updated detached bungalow is located in a quiet residential area of Mapperley, offering a comfortable and stylish living environment. The property boasts two double bedrooms, making it ideal for couples or small families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow in a quiet residential location which has been updated throughout
- Popular location in walking distance of Mapperley's amenities, restaurants and bus routes
- Open plan living area with lounge having a fireplace with corner and the dining area having bi fold doors to the rear garden
- Kitchen with handleless gloss units, laminate flooring, feature breakfast bar and integrated oven, hob, extractor and washing machine
- Stylish bathroom with tiled flooring, walk-in shower area with mains shower and freestanding roll top bath with ball and claw feet
- Low maintenance landscaped rear garden with gravelled and paved patio areas, artificial lawn area and partial views across the surrounding area
- Large timber framed and insulated studio set within the rear garden with power, lighting and aluminium framed bi-fold doors and windows







Floor 0 Building 1

Approximate total area⁽¹⁾

101.57 m²

1093.29 ft²



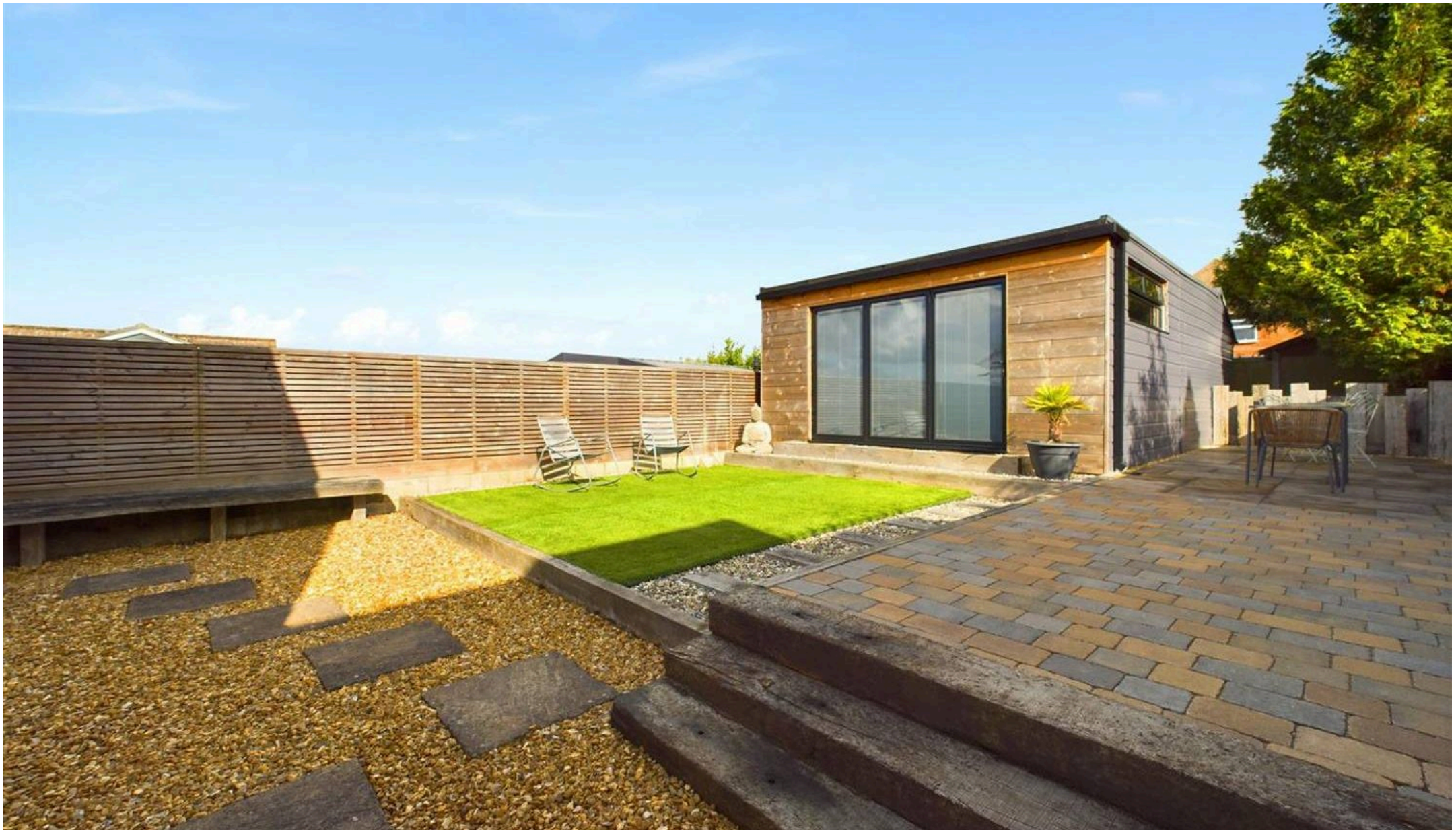
Floor 0 Building 2

(1) Excluding balconies and terraces

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.

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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.