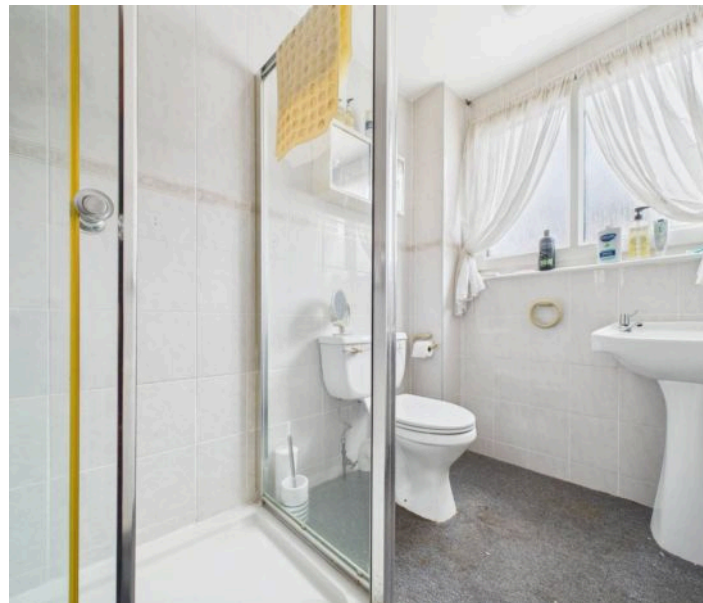




40 Kent Road, Nottingham – NG3 6BE

Guide Price **£220,000**

DavidJames
the estate agent



40 Kent Road

Nottingham, Nottingham

Semi-detached 3-bed home with lots of potential – ideally positioned for access to Mapperley's excellent amenities! Lounge/dining room, kitchen and shower room plus an enclosed garden and driveway!

Council Tax band: B

Tenure: Freehold

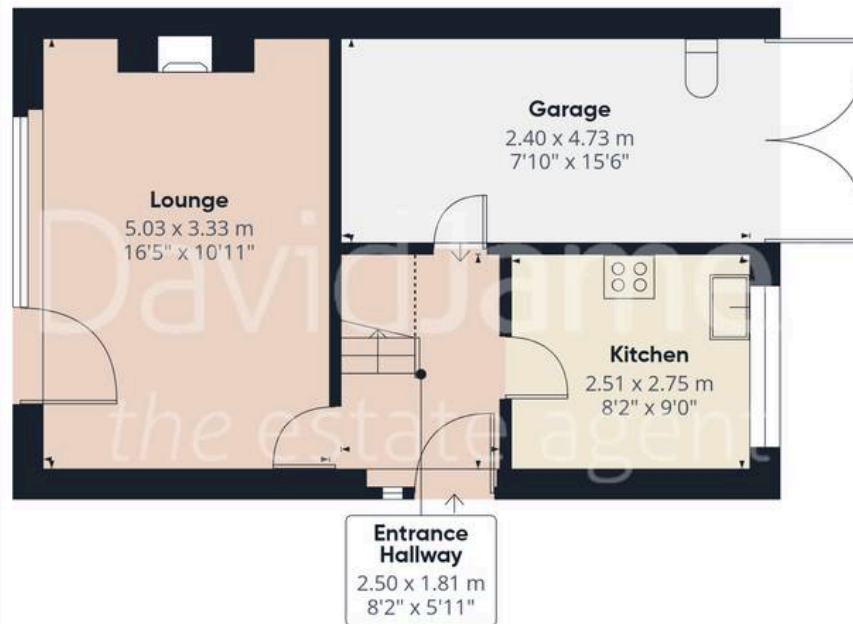
- Semi-detached family home
- Offered to the market with no upward chain
- Popular residential setting with excellent transport links nearby to surrounding areas
- Bright and spacious lounge/dining room with sliding doors onto rear garden
- Fitted kitchen with storage and lots of potential
- Three bedrooms (including two double bedrooms)
- First floor three-piece shower room/WC
- Generous rear garden with scope for landscaping
- Useful garage and driveway provide ample parking
- Lots of room for personalisation and updating







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

89.5 m²

961 ft²

Reduced headroom

16.8 m²

181 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.