



4 Trent Valley View, Nottingham – NG3 6GL

Guide Price £130,000



4 Trent Valley View

Nottingham, Nottingham

Stylish and well-presented 2-bed maisonette near City-bound bus services & Mapperley amenities! Bright lounge, modern breakfast kitchen and superb contemporary bathroom plus a generous tandem garage!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented maisonette
- Within easy reach of Mapperley's nearby vibrant amenities
- A short walk from frequent bus services to Nottingham City Centre
- Perfect for first-time buyers, professionals or those seeking a low-maintenance home
- Bright and spacious lounge with large window and contemporary electric fire
- Modern breakfast kitchen featuring Smeg appliances, stylish walnut units and a utility/laundry area
- Two generously-sized and neutrally-decorated bedrooms
- Modern bathroom with white suite and Mira electric shower over the bath
- Stylish oak-effect flooring flowing seamlessly throughout the property
- Generous tandem garage providing off-street parking

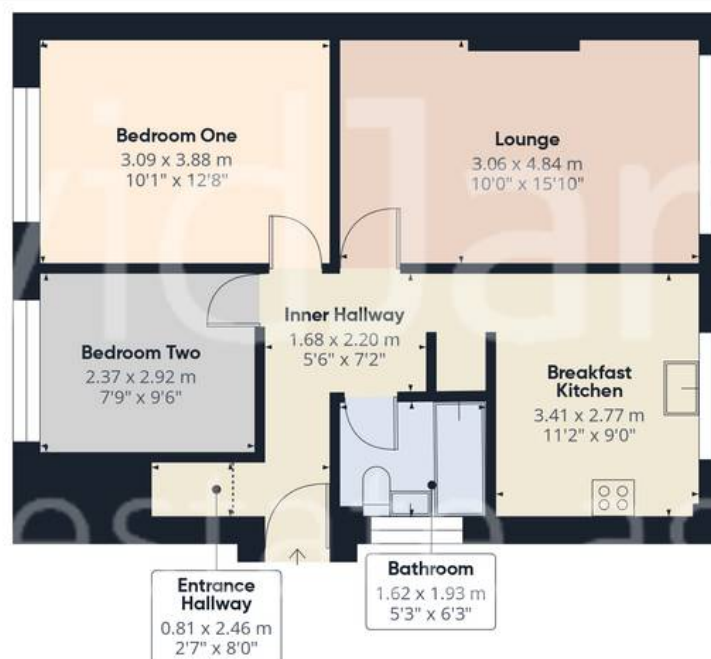








Floor 0



Floor 1

Approximate total area⁽¹⁾

85.1 m²

915 ft²

Reduced headroom

0.9 m²

10 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



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