



1a Lees Road, Nottingham – NG3 6HB

Guide Price **£125,000**

DavidJames
the estate agent



1a Lees Road

Nottingham, Nottingham

Superb 2 bedroom maisonette available with no chain and situated close to Mapperley's amenities and within easy reach of the City Centre! Lounge, kitchen bathroom and a useful tandem garage!

Council Tax band: A

Tenure: Leasehold

- Ground floor maisonette
- Offered to the market with no upward chain
- Ideal for first-time buyers, downsizers or professionals seeking a convenient location
- Within walking distance of Mapperley's amenities and frequent City-bound bus services
- Bright and spacious lounge with a feature fireplace and soft cream carpet
- Monochrome fitted kitchen with white high-gloss units
- Two bedrooms (both with fitted wardrobes)
- Modern bathroom with a three-piece white suite
- Gas central heating and UPVC double glazing
- Tandem garage beneath the property offering secure parking and storage

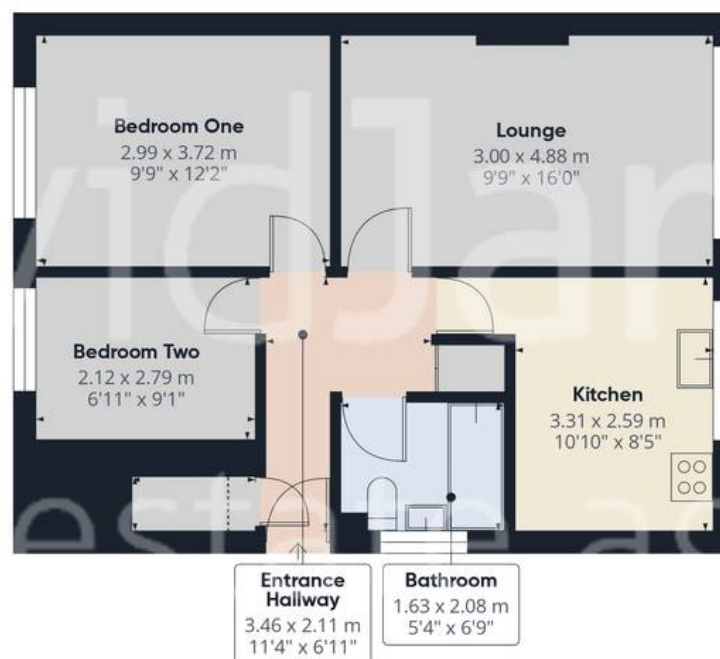








Floor 0



Floor 1

Approximate total area⁽¹⁾

80.1 m²

862 ft²

Reduced headroom

1 m²

11 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.

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