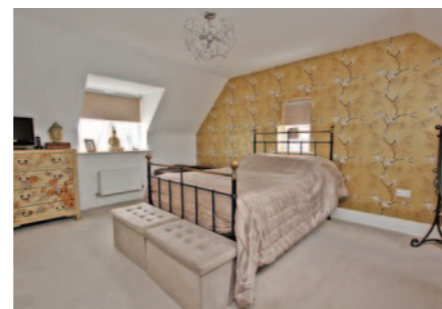
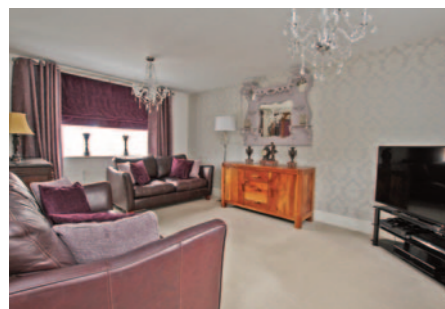


Mapperley

Howieson Court
Nottingham NG3 5UY

DavidJames
the estate agent



Property floor plan & measurements



GROUND FLOOR

Hall
1.88m x 1.40m (6'2" x 4'7")

Dining Kitchen
4.98m x 3.33m (16'4" x 10'11")

Utility
1.88m x 1.68m (6'2" x 5'6")

WC
1.70m x 0.88m (5'7" x 2'11")

FIRST FLOOR

Landing
4.98m x 1.89m (16'4" x 6'2")

Lounge
4.98m x 3.33m (16'4" x 10'11")

Bedroom Three
3.28m x 2.83m (10'9" x 9'3")

Bathroom
2.82m x 1.60m (9'3" x 5'3")

Bedroom One

4.98m x 4.32m (16'4" x 14'2")

En-suite
3.03m x 0.89m (9'11" x 2'11")

Bedroom Two
3.51m x 2.83m (11'6" x 9'3")

OUTSIDE

Garden
8.53m max (28'0" max)

SECOND FLOOR

Landing
2.01m x 1.37m (6'7" x 4'6")

Garage

4.98m x 2.83m (16'4" x 9'3")

1325.6 sq feet

Total Area (Approx)

Gedling Borough Council

Band D

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(M)

OIRO

£300,000

Detached House

3 bedrooms

EPC Rating

B (81)

Tenure

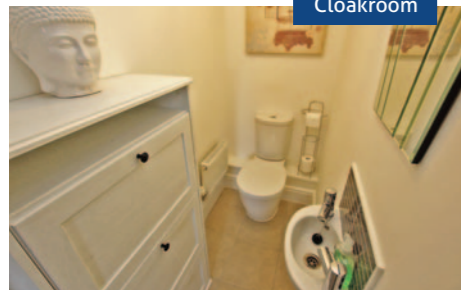
Freehold

Mapperley Branch

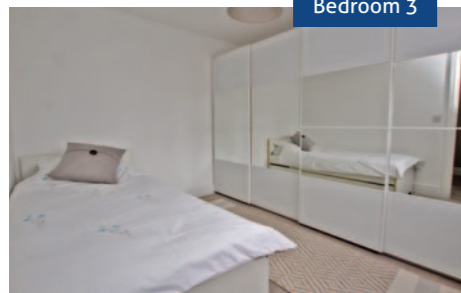
45b Plains Road t 0115 962 4213 e mapperley@david-james.com www.david-james.com



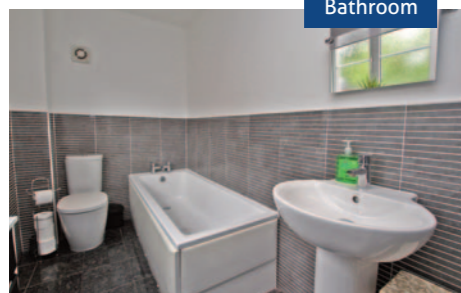
Utility



Cloakroom



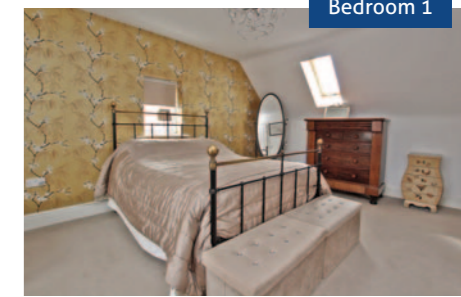
Bedroom 3



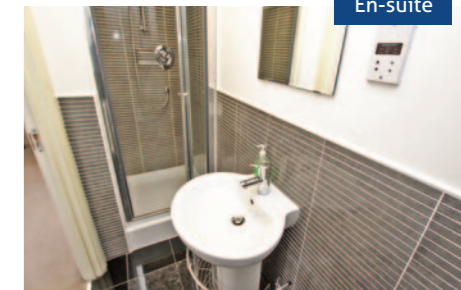
Bathroom



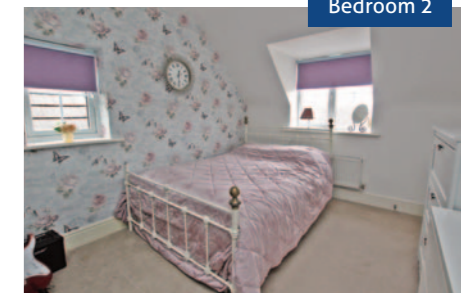
Dining Kitchen



Bedroom 1



En-suite



Bedroom 2



Garden

Summary

VIDEO TOUR AVAILABLE ON REQUEST! A modern three storey detached house situated close to bus routes and Mapperley's amenities. The property has a ground floor dining kitchen, first floor lounge and three double bedrooms set over two floors (with the master having an en-suite shower room). There is a driveway, garage and enclosed garden.

Key Features

- ✓ Modern three storey detached house
- ✓ Three double bedrooms set over two floors
- ✓ Entrance hall, ground floor WC, utility room
- ✓ Ground floor dining kitchen with integrated appliances
- ✓ First floor lounge, first floor bathroom/Wc with white suite
- ✓ Second floor master bedroom with en-suite shower room/Wc
- ✓ Gas central heating, UPVC double glazing, alarm system
- ✓ Driveway and garage provide off road parking
- ✓ Enclosed rear garden with patios and lawn
- ✓ Individual design with viewing recommended

Location Map



Please note that the pin on the map may not show the exact location of the property

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£5,000.00

Additional or buy to let property

£14,000.00

For more information visit www.david-james.com/stampduty