



12 Eaton Street, Mapperley – NG3 5QL

Guide Price **£170,000**





12 Eaton Street

Mapperley, Nottingham

CHAIN-FREE! 2 bed mid-townhouse in a cul-de-sac within walking distance of Mapperley's amenities & city-bound buses. Featuring lounge/dining room, modern kitchen, southerly-garden and garage en bloc.

Council Tax band: B

Tenure: Freehold

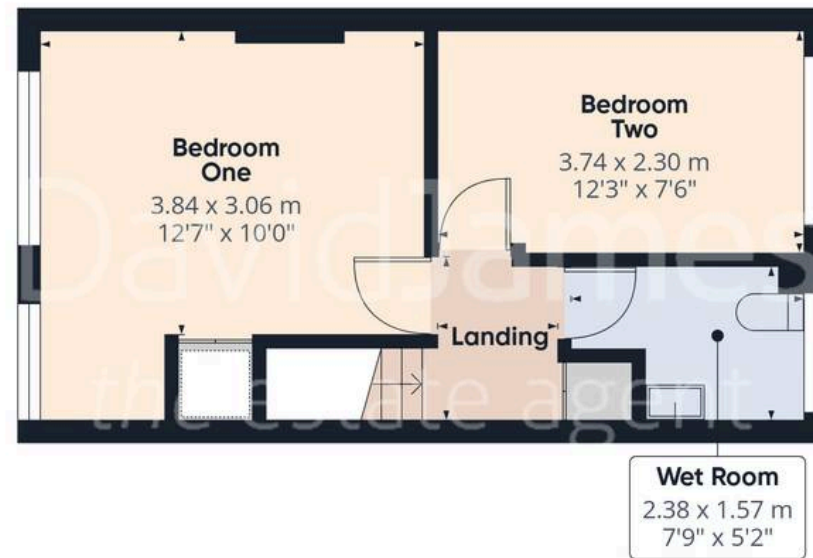
- Well-presented mid-townhouse in a cul-de-sac location
- Offered to the market with no upward chain
- Walking distance to Mapperley's shops, amenities and city buses
- Ideal purchase for first-time buyers, downsizers or investors
- Bright lounge/dining room with a feature bay window
- Stylish breakfast kitchen with integrated cooking appliances
- Two well-proportioned first floor double bedrooms
- Benefiting from gas central heating and uPVC double glazing
- Low-maintenance southerly-facing rear garden
- Secure garage located within a block







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

58.2 m²
626 ft²

(1) Excluding balconies and terraces

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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