



485 The Wells Road, Nottingham – NG3 3AE

Guide Price **£200,000**

DavidJames
the estate agent



485 The Wells Road

Nottingham

NO CHAIN! Well-presented 3 bed semi-detached home within easy reach of both Mapperley and Nottingham City Centre! Lounge, dining kitchen, bathroom and a low-maintenance garden plus a gated driveway!

Council Tax band: A

Tenure: Freehold

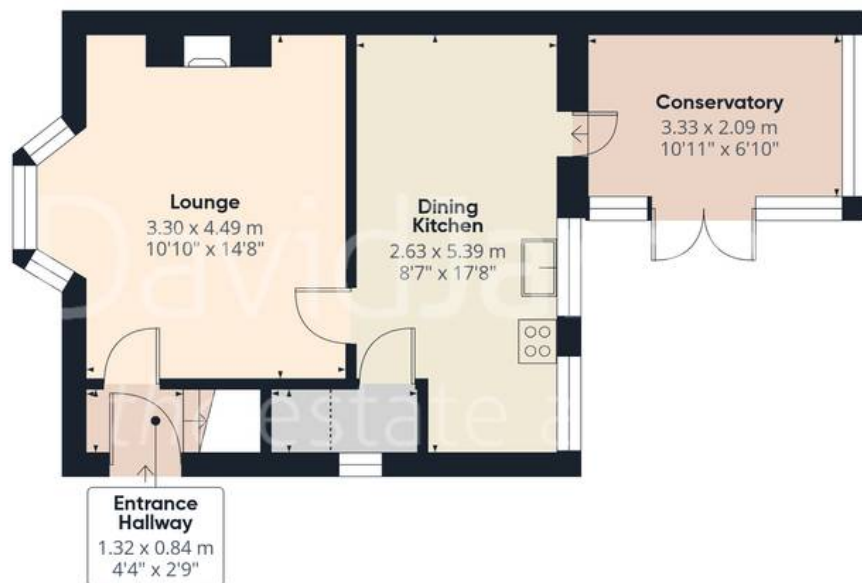
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented semi-detached home available with no upward chain
- Convenient location close to Mapperley and Nottingham City Centre
- Ideal for a variety of buyers
- Bright lounge with a feature bay window and wood-burning stove
- Stylish dining kitchen with gloss units and integrated cooking appliances
- Versatile conservatory with French doors
- Three first floor bedrooms (bedrooms and two with wardrobes)
- Well-appointed and modern family bathroom with a three-piece white suite
- Loft space with ladder access, boarding and skylight (lots of potential, subject to permissions)
- Low-maintenance rear garden with a feature decked seating area
- Gated driveway providing off-street parking



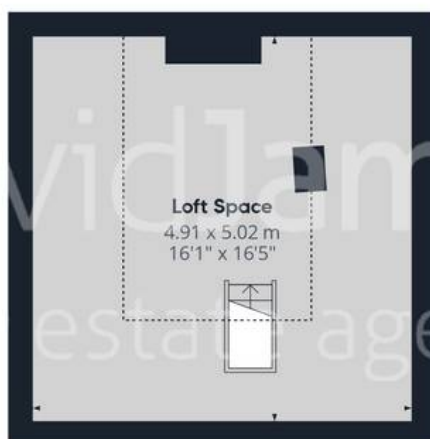




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

91.4 m²
984 ft²

Reduced headroom

16.1 m²
173 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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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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