



563 The Wells Road, Nottingham - NG3 3AB

Guide Price £200,000 - £220,000

DavidJames
the estate agent



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Nottingham

GUIDE PRICE £200,000–£220,000 Well presented 3 bed home close to amenities and Nottingham city centre! Good-sized lounge, modern kitchen and stylish bathroom plus a southerly-garden and generous drive!

Council Tax band: A

Tenure: Freehold

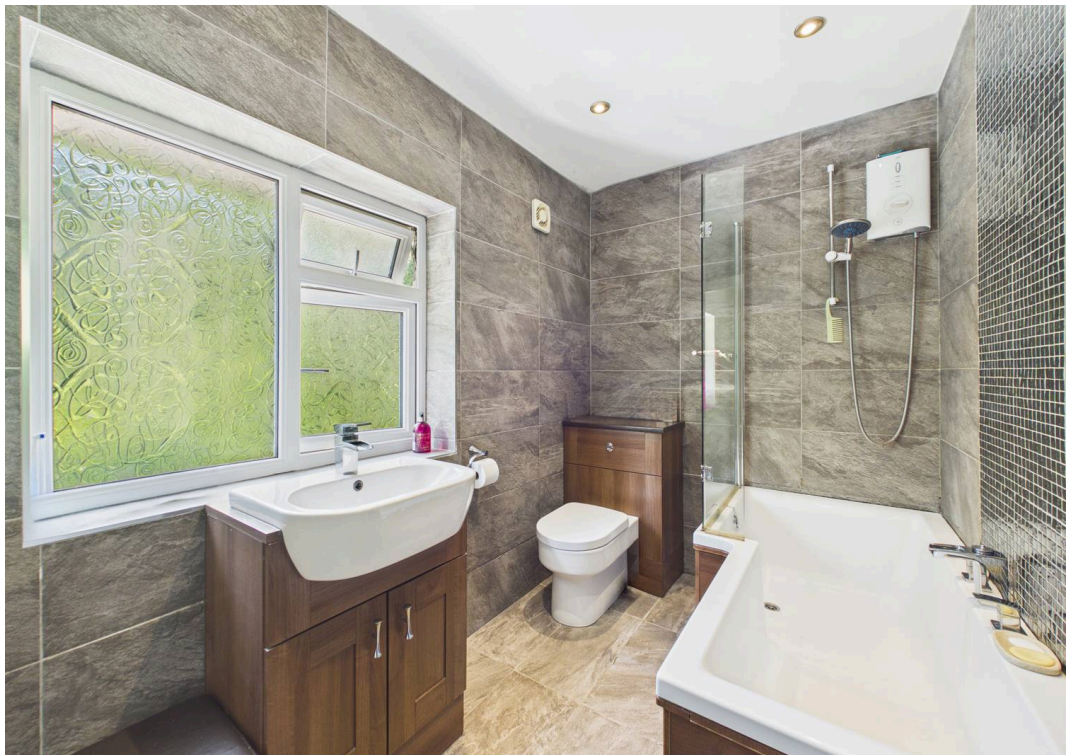
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well presented mid-terrace home
- Excellent opportunity for families or first-time buyers
- Ideally located close to Mapperley's amenities, schools and transport connections to Nottingham city centre
- Bright and spacious dual-aspect lounge with a feature fireplace
- Second versatile reception room (ideal as a dining room, office or sitting area)
- High-gloss modern kitchen with integrated appliances
- Three well-proportioned bedrooms offering flexible accommodation
- Stylish family bathroom with contemporary tiling and an electric over-bath shower
- Southerly-facing and low-maintenance garden with an elevated patio, lawn and tree-lined backdrop
- Generous driveway providing off-street parking for multiple vehicles









Floor 0



Floor 1



Approximate total area⁽¹⁾

81.5 m²

878 ft²

Reduced headroom

0.8 m²

9 ft²

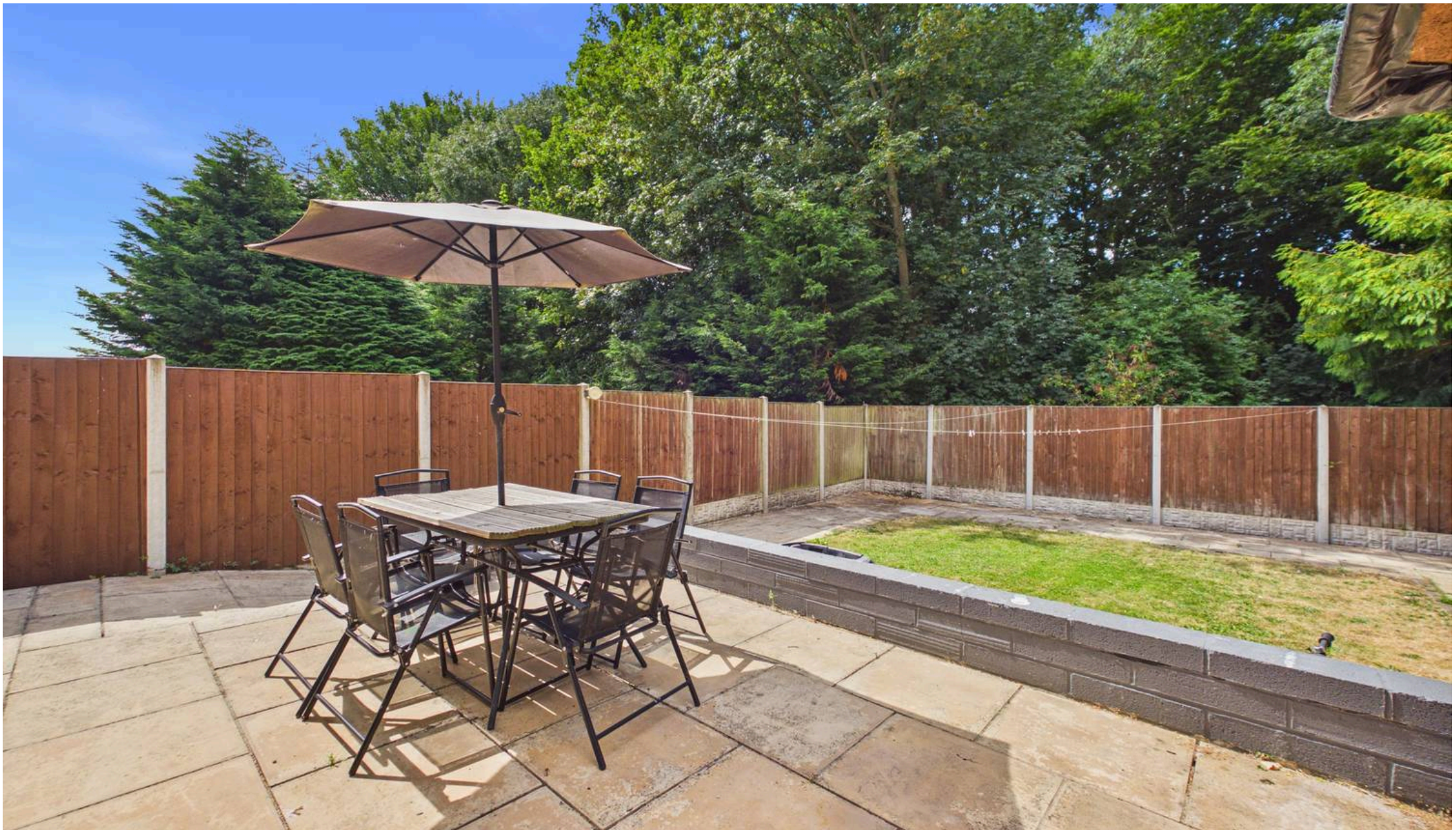
(1) Excluding balconies and terraces

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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