



32 Coronation Road, Nottingham – NG3 5JS

Guide Price **£375,000**

DavidJames
the estate agent



32 Coronation Road

Mapperley, Nottingham

NO CHAIN! Extended and detached family home within easy reach of Mapperley's excellent amenities! Well-presented throughout with 2 reception rooms, driveway, garage and a southerly-facing garden!

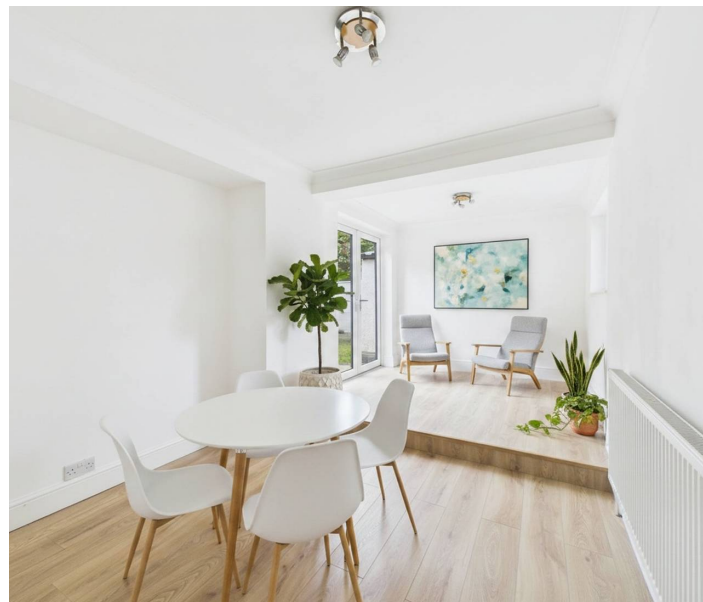
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

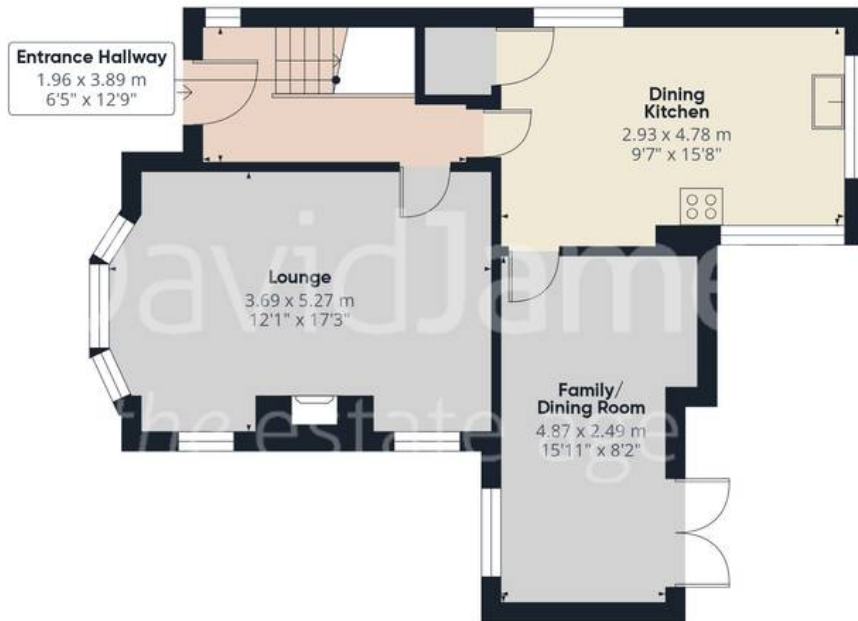
EPC Environmental Impact Rating: C

- Extended detached home offering bright, spacious accommodation throughout
- Sought-after Mapperley location close to city centre and amenities
- Offered to the market with no upward chain, ideal for small families and working professionals
- Bay-fronted lounge, bright and neutrally decorated with focal feature fireplace
- Spacious dining kitchen, dual aspect windows with breakfast bar and integrated appliances
- Separate reception room off dining kitchen with French doors to rear garden
- Three well-proportioned double bedrooms across first floor
- Contemporary bathroom with modern finishes
- South East-facing enclosed rear garden with patio and lawn
- Driveway and detached garage









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

109.7 m²

1182 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.

GIRAFFE360



David James Estate Agents

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

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.