



## 68 Mapperley Rise, Nottingham – NG3 5GE

Guide Price £250,000

DavidJames  
the estate agent





## 68 Mapperley Rise

Nottingham, Nottingham

Semi-detached home available with no chain and ideally positioned within easy reach of Mapperley and Sherwood's amenities! Lots of potential and boasting 2 double beds, spacious lounge and parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

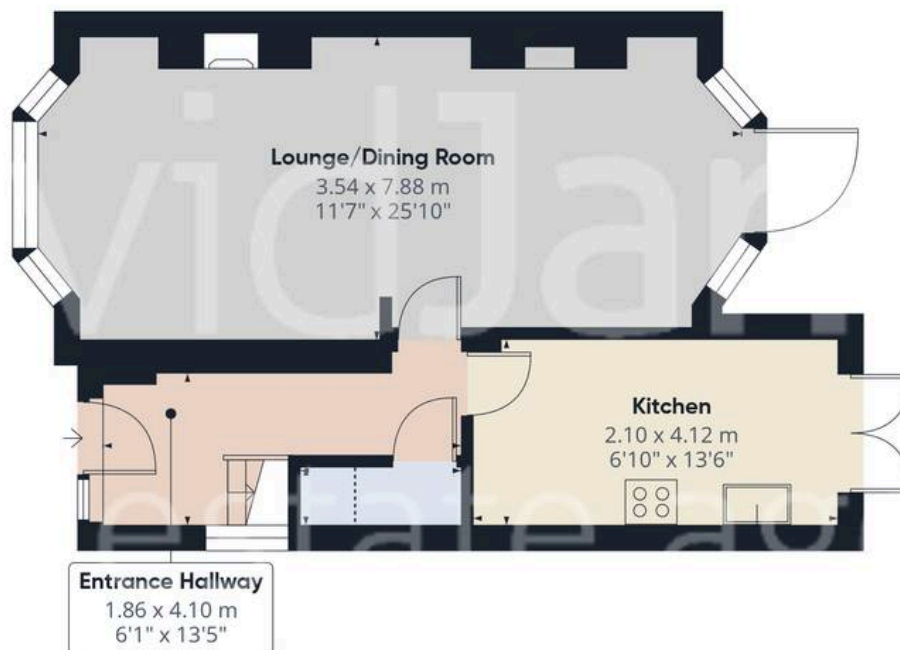
- Semi-detached home with lots of potential
- Offered to the market with no upward chain
- Close to both Mapperley and Sherwood's amenities, restaurants, bars and excellent transport links
- Ideal for first-time buyers, professionals and investors
- Bright and spacious lounge/dining room with a feature bay window and French doors
- Fitted kitchen with integrated cooking appliances
- Two large double bedrooms with built-in wardrobes (former three bedroom layout)
- First floor three-piece family bathroom
- Low-maintenance rear garden with patio, lawn and mature planting
- Block paved driveway to the front



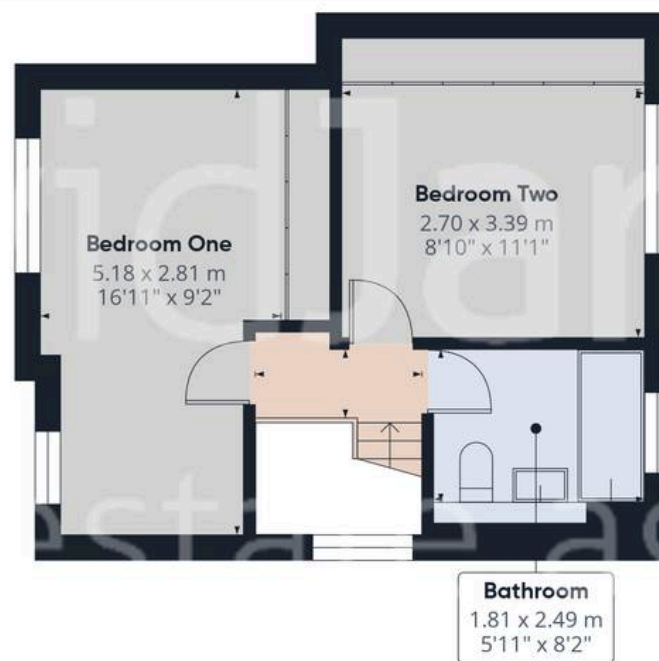








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

73.8 m<sup>2</sup>

795 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

6 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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