



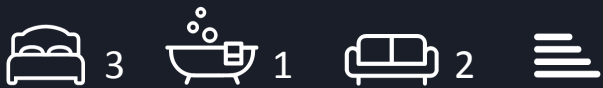
9 Somersby Road, Mapperley, Nottingham, NG3 5QY

Price Guide £330,000

- Substantial Three Bedroom Detached House
- Lounge and Dining Room
- Three Good Size Bedrooms
- Spacious Rear Garden
- GUIDE PRICE £330,000 - £350,000
- Well Presented Throughout
- Downstairs W.C
- Garage and Block Paved Driveway
- Great Views

9 Somersby Road, Nottingham NG3 5QY

GUIDE PRICE £330,000 - £350,000 - Substantial and Well Presented Three Bedroom Detached House. Lounge and Dining Room. Downstairs W.C. Three Good Size Bedrooms and a Bathroom. Garage. Block Paved Driveway. Spacious Rear Garden.



Council Tax Band: D



Entrance Hall

Parquet wood flooring. Doors to the Lounge, Dining Room and W.C. Stairs to the first floor landing. Window to the side elevation. Radiator.

Lounge

Bay window to the front elevation. Radiator.

Dining Room

SPC wood effect flooring. French doors to the rear. Opens into the Kitchen.

Kitchen

SPC wood effect flooring. Door to the side elevation leading to a lean too. A range of base and wall units with integrated oven and plumbing for a washing machine. Breakfast Bar. Work surfaces with inset sink unit. Window to the rear.

Downstairs W.C

Window to the side elevation. Toilet. Wall mounted sink unit.

First Floor Landing

Doors to all bedrooms and the bathroom.

Bedroom

Window to the rear. Radiator.

Bedroom

Window to the front elevation. Radiator.

Bedroom

Window to the rear. Radiator.

Bathroom

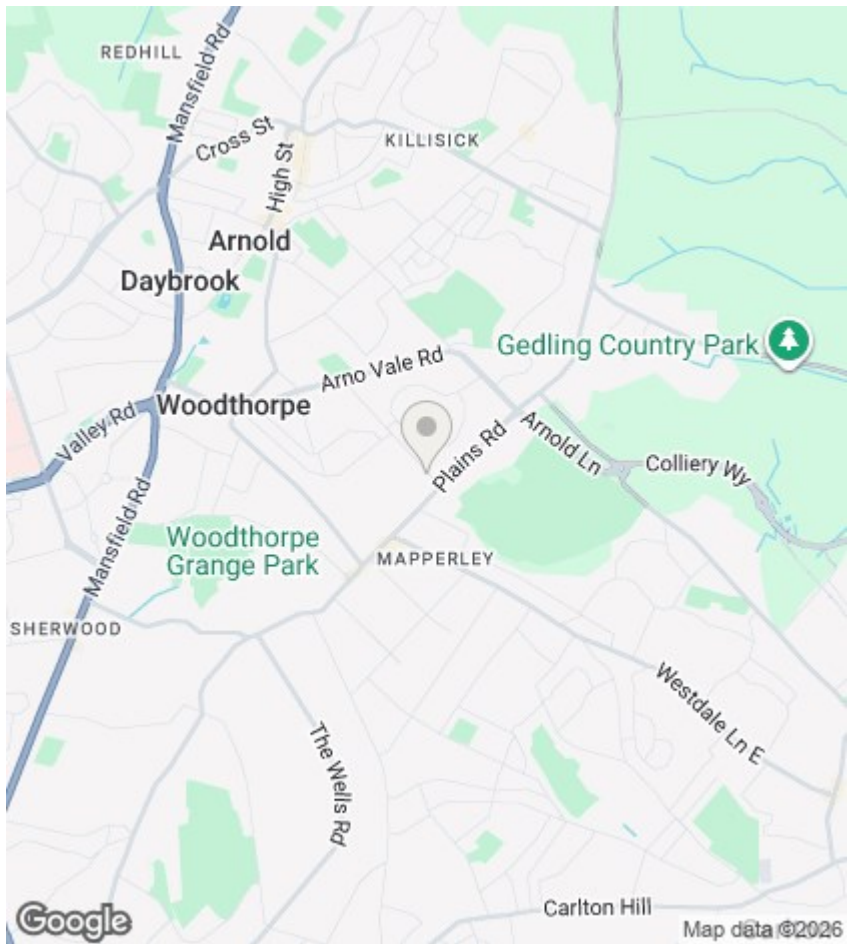
Bath with shower over. Wall mounted sink unit. Toilet. Chrome towel radiator. Window to the rear. Spotlights to the ceiling.

Exterior

Block paved driveway and garden to the front. Access to the garage. To the rear is a spacious enclosed garden.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area
1194 Sq.ft. (110.93 sq.m.)

