



**15 Kent Road, Nottingham – NG3 6BE**

Guide Price **£300,000**





## 15 Kent Road

Nottingham, Nottingham

Traditional 3 bed semi-detached family home on a generously-sized plot with huge potential! A popular area of Mapperley close to shops, schools & bus links with spacious accommodation & a driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Traditional-style semi-detached family home
- Sought-after area of Mapperley, close to shops, schools and transport links
- Sizeable plot with existing outbuilding and potential for future development (subject to the necessary permissions)
- Bright and generously sized lounge featuring a decorative fireplace
- Spacious dining/kitchen with fitted units, integrated appliances and space for a dining table and chairs
- Good-sized downstairs bathroom with a white three-piece suite
- Three good-sized double bedrooms (two with useful storage cupboards)
- Gas central heating with a combination boiler
- Large westerly-facing rear garden with lawn and low maintenance seating area
- Ample size driveway providing off-street parking for multiple vehicles







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

86.2 m<sup>2</sup>

928 ft<sup>2</sup>

(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](mailto:mapperley@david-james.com) • [www.david-james.com](http://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.