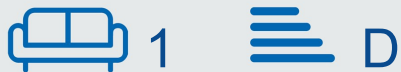


Mapperley Road

Nottingham
NG3 5AS

Asking Price £385,000



- Individual Modern Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining/Kitchen Area
- Balcony
- Gated Off Road Parking/Garden Area
- Arranged Over Three Floors
- Three Bath/Shower Rooms
- Fitted Kitchen with Appliances
- Many Features/Integral Carport
- Internal Area Approx. 1793 sq ft/EPC Rating D

 0115 841 1155

Mapperley Road, Nottingham, NG3 5AS

Key Features

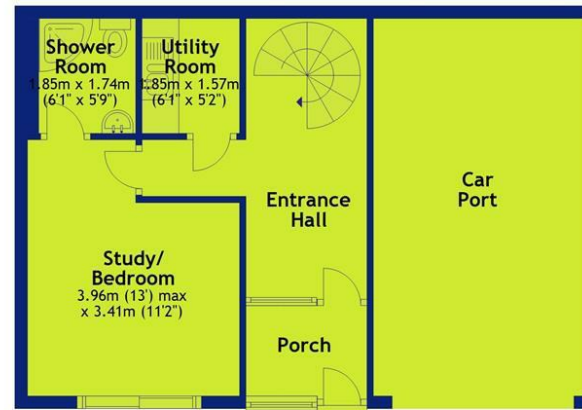
Positioned on the edge of the highly sought-after conservation area of Mapperley Park, this modern detached home is arranged over three floors and enjoys a convenient location approximately two miles from Nottingham city centre and its excellent range of amenities.



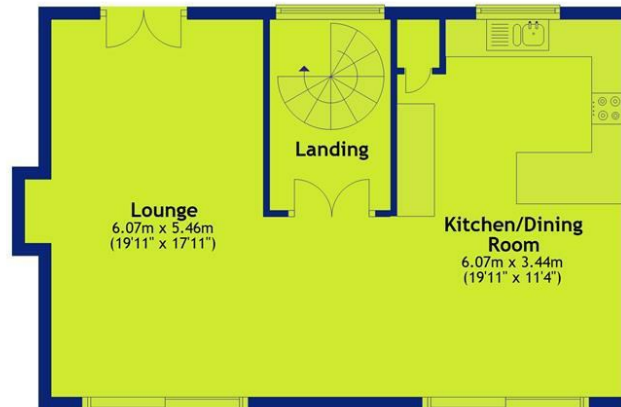
Mapperley Road, Nottingham, NG3 5AS



Ground Floor
Approx. 54.0 sq. metres (581.1 sq. feet)



First Floor
Approx. 56.5 sq. metres (608.2 sq. feet)



Second Floor
Approx. 56.1 sq. metres (604.1 sq. feet)

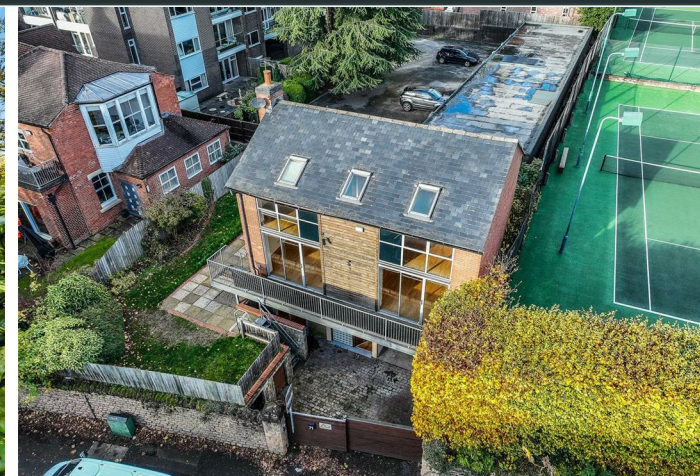


Total area: approx. 166.6 sq. metres (1793.4 sq. feet)



0115 841 1155

Mapperley Road, Nottingham, NG3 5AS




Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.