



## 68 Mapperley Rise, Nottingham - NG3 5GE

Guide Price £250,000



## 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!

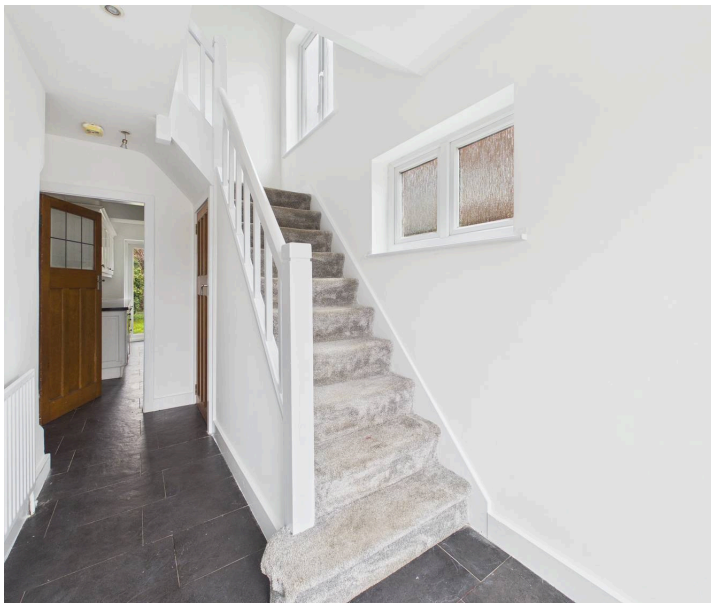
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

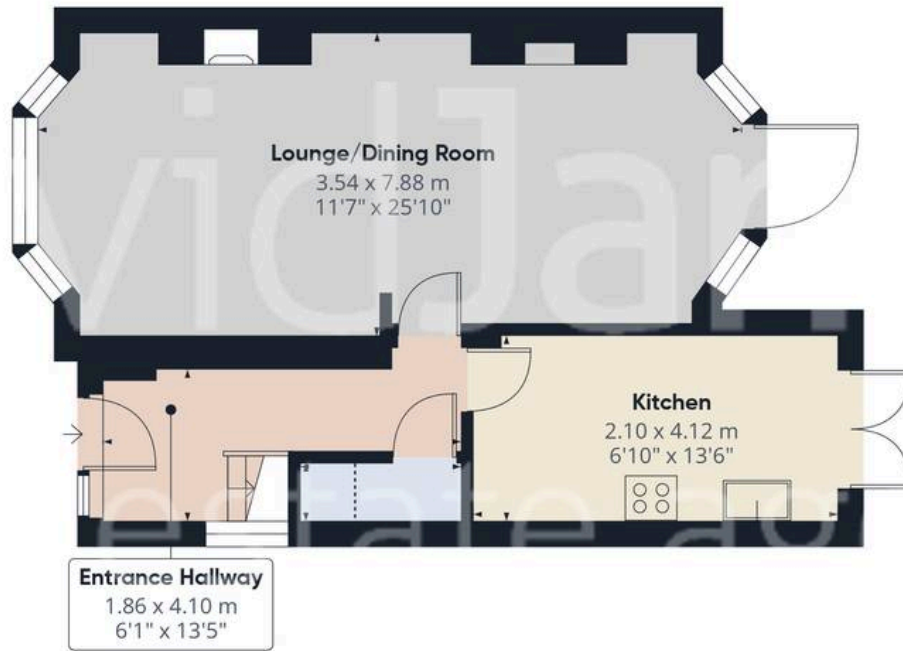
EPC Environmental Impact Rating:

- 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

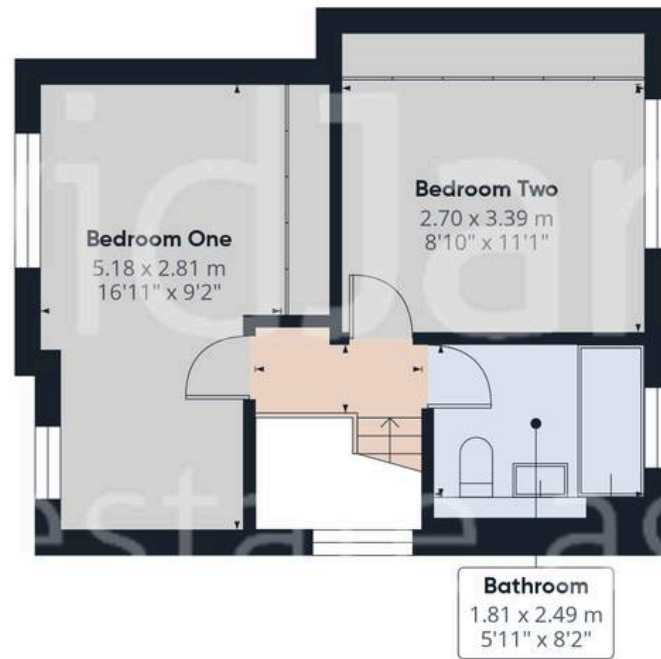








Floor 0



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

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)

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