



55 Hallam Road, Nottingham – NG3 6HR

Guide Price **£220,000**

DavidJames
the estate agent



55 Hallam Road

Nottingham

WELL-PRESENTED SEMI-DEATCHED HOME IN MAPPERLEY! This charming home offers bright bay-fronted lounge, stylish dining kitchen, two bedrooms with modern bathroom and a delightful spacious rear garden!

Council Tax band: B

Tenure: Freehold

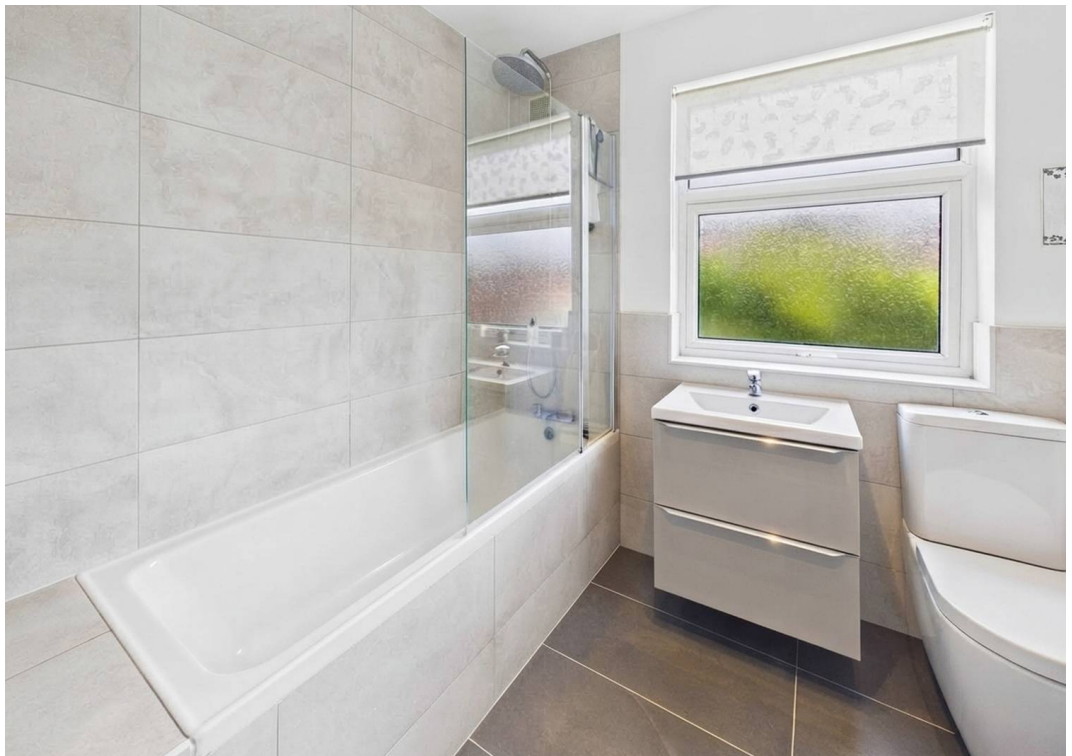
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented semi-detached home in a sought-after Mapperley location
- Close to local shops, schools, amenities and excellent bus routes
- Bright front aspect lounge featuring charming bay window
- Stylish dining kitchen with shaker style units and a range of integrated appliances
- Useful ground-floor WC and practical additional storage cupboard
- Two well-proportioned double bedrooms (main bedroom with storage)
- Modern three-piece bathroom with a dual-head rainfall shower over the bath
- Generous rear garden with patios, pond, lawn and established planting
- Low maintenance front garden with driveway providing off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾
59.9 m²
647 ft²

(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.

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