



87 Kenrick Road, Nottingham – NG3 6EZ

Guide Price **£265,000**





87 Kenrick Road

Nottingham, Nottingham

3-bed semi-detached home within easy reach of Mapperley's excellent amenities, buses and popular schools! Spacious lounge/dining room, excellent views and a large garden plus driveway parking!

Council Tax band: B

Tenure: Freehold

- Semi-detached family home
- Sought-after position within easy reach of Mapperley's excellent nearby amenities, popular schools and bus links
- Elevated position providing excellent views across the surrounding areas
- Initial welcoming entrance hall
- Bright and spacious lounge/dining room with a feature bay window
- Fitted kitchen with a useful pantry/store
- Three first floor bedrooms (all with fitted wardrobes/storage)
- First floor bathroom with a separate WC
- Superb large rear garden incorporating lawn, patio seating space and established planting
- Driveway providing convenient off-street parking









Floor 0

Approximate total area⁽¹⁾

75.4 m²
811 ft²

Reduced headroom

0.6 m²
6 ft²



Floor 1

(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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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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