



9 Somersby Road, Mapperley, Nottingham, NG3 5QY

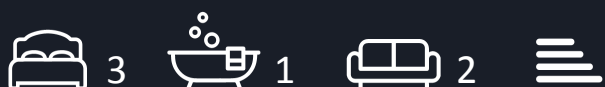
Asking Price £350,000

- Substantial Three Bedroom Detached House
- Lounge and Dining Room
- Three Good Size Bedrooms
- Spacious Rear Garden
- Well Presented Throughout
- Downstairs W.C
- Garage and Block Paved Driveway
- Great Views



# 9 Somersby Road, Nottingham NG3 5QY

Substantial and Well Presented Three Bedroom Detached House. Lounge and Dining Room. Downstairs W.C. Three Good Size Bedrooms and a Bathroom. Garage. Block Paved Driveway. Spacious Rear Garden.



Council Tax Band: D



#### Entrance Hall

Parquet wood flooring. Doors to the Lounge, Dining Room and W.C. Stairs to the first floor landing. Window to the side elevation. Radiator.

#### Lounge

Bay window to the front elevation. Radiator.

#### Dining Room

SPC wood effect flooring. French doors to the rear. Opens into the Kitchen.

#### Kitchen

SPC wood effect flooring. Door to the side elevation leading to a lean too. A range of base and wall units with integrated oven and plumbing for a washing machine. Breakfast Bar. Work surfaces with inset sink unit. Window to the rear.

#### Downstairs W.C

Window to the side elevation. Toilet. Wall mounted sink unit.

#### First Floor Landing

Doors to all bedrooms and the bathroom.

#### Bedroom

Window to the rear. Radiator.

#### Bedroom

Window to the front elevation. Radiator.

#### Bedroom

Window to the rear. Radiator.

#### Bathroom

Bath with shower over. Wall mounted sink unit. Toilet. Chrome towel radiator. Window to the rear. Spotlights to the ceiling.

#### Exterior

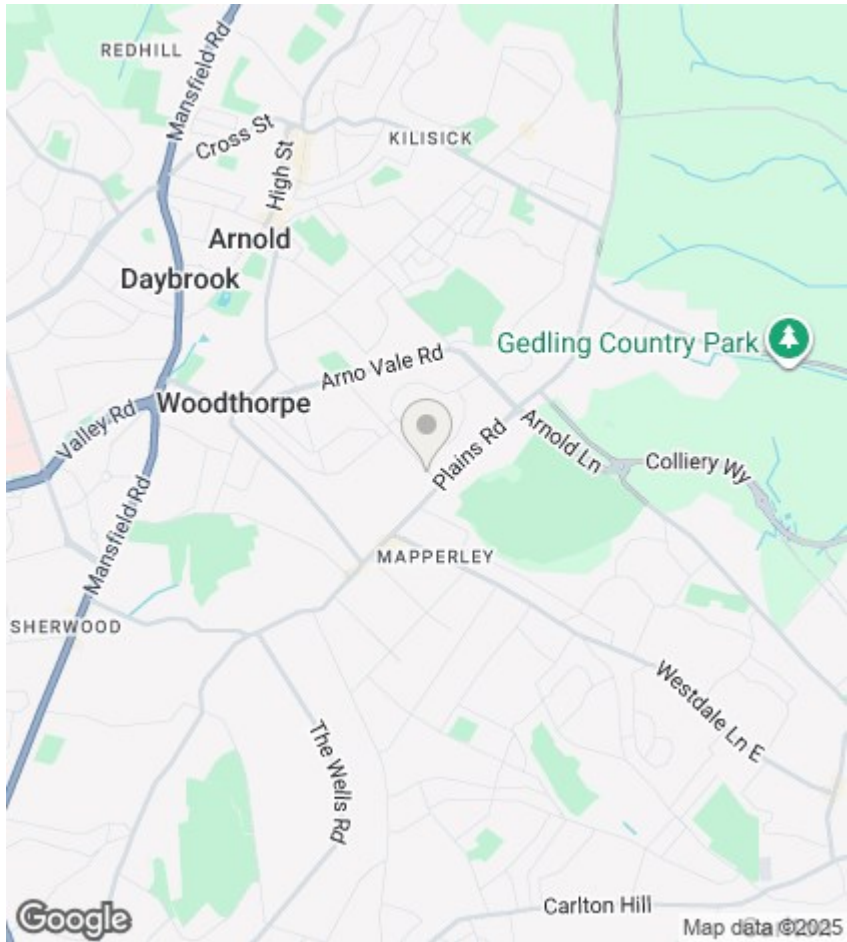
Block paved driveway and garden to the front. Access to the garage. To the rear is a spacious enclosed garden.











### Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

### EPC Rating:

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

Approximate Gross Internal Area  
1194 Sq.ft. (110.93 sq.m.)

