

# Lucknow Avenue

Mapperley Park  
Nottingham  
NG3 5BB

Price Guide £550,000



 0115 841 1155



- Sought after Mapperley Park Conservation area
- Accommodation arranged over three floors
- Utility room & WC
- Private Driveway & Separate Garage
- No Onward Chain
- Within easy reach of Nottingham city centre, vibrant shopping and dining options, excellent transport links, and well-regarded schools.
- Welcoming entrance hall, lounge & Kitchen
- Five well proportioned bedrooms & family bathroom
- EPC Rating D
- Internal Area approx 2087.1 Sq Feet

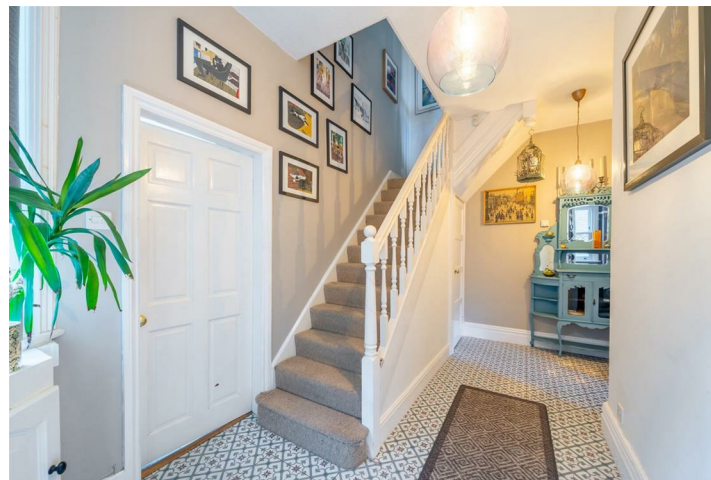


0115 841 1155

## Lucknow Avenue, Mapperley Park, Nottingham, NG3 5BB

### Key Features

Set within the highly sought-after Mapperley Park conservation area, this spacious and elegant home offers generous accommodation arranged over three floors, a private driveway, and a separate garage.





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## 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) <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 |                         |           |
| <b>England &amp; Wales</b>                  | 64                      | 76        |
|                                             | EU Directive 2002/91/EC |           |

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