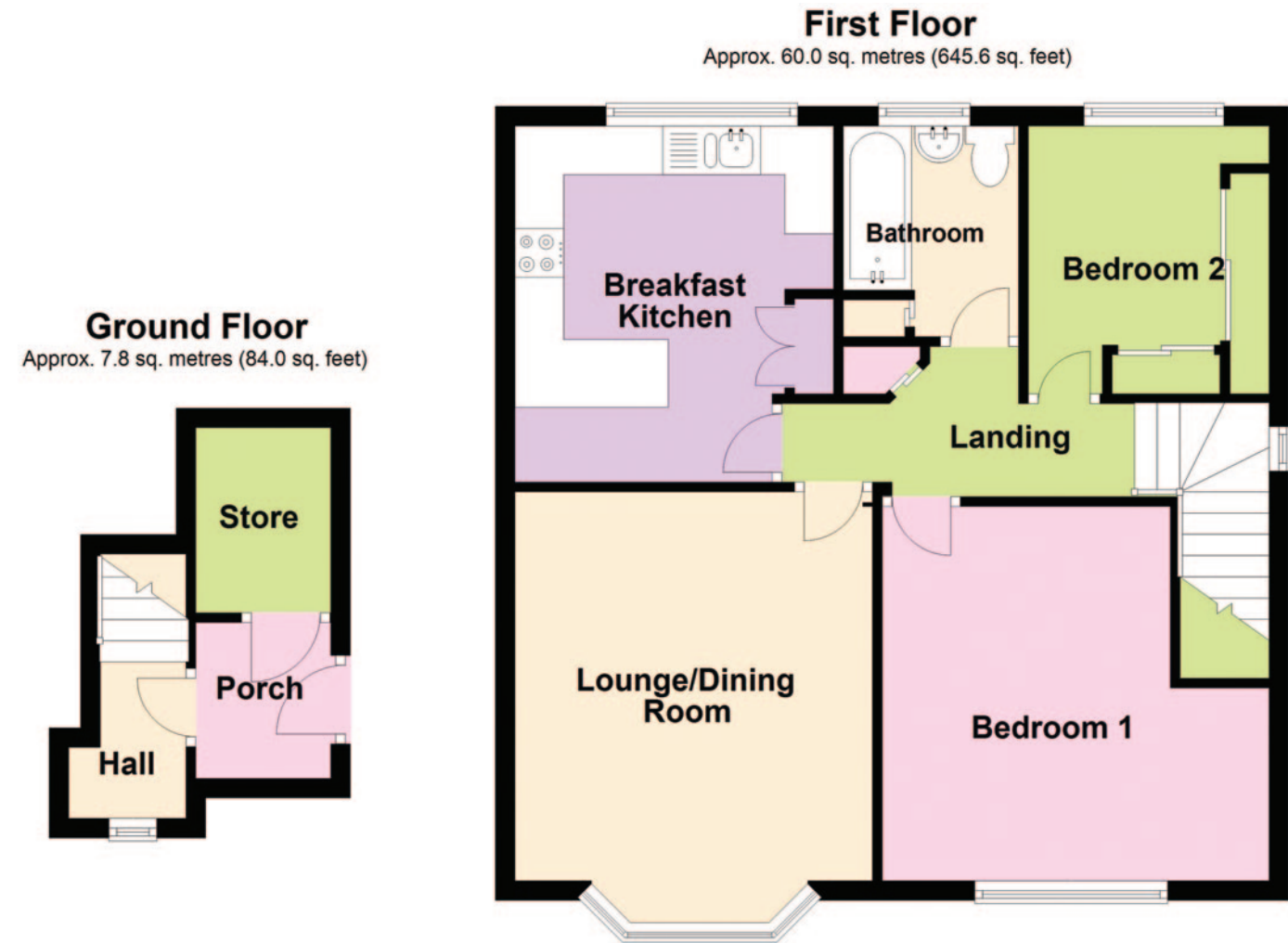


Mapperley

Hallam Road
Nottingham NG3 6HR



Property floor plan & measurements



FIRST FLOOR

Lounge/Dining Room
3.99m plus bay x 3.66m max
(13'1" plus bay x 12'0" max)

Breakfast Kitchen
3.66m max x 3.25m max
(12'0" max x 10'8" max)

Bedroom One
3.96m max x 3.84m max
(13'0" max x 12'7" max)

Bedroom Two
2.74m x 2.47m
(9'0" x 8'1")

Bathroom
2.16m max x 1.80m max
(7'1" max x 5'11" max)

67.8 sq metres
(729.6 sq feet)

Total
Area
(Approx)

Gedling
Borough Council

Band
A

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(M)

Guide Price

£140,000-
£150,000

First Floor Maisonette

2 bedrooms

EPC Rating

C (77)

Tenure

Leasehold

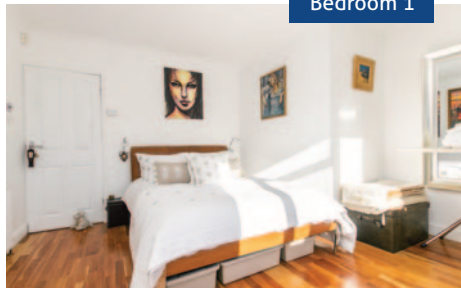


Mapperley Branch

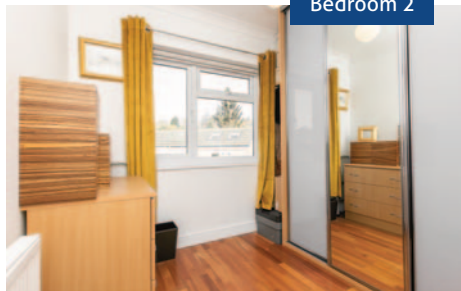
45b Plains Road t 0115 962 4213 e mapperley@david-james.com www.david-james.com



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom



Lounge



Garden



Garden



Garden



Parking

Location Map

Please note that the pin on the map may not show the exact location of the property

Key Features

- ✓ Beautifully presented first floor maisonette
- ✓ Two bedrooms (bedroom two with fitted wardrobes)
- ✓ Entrance hall with porch and useful storage
- ✓ Spacious lounge/dining room with feature bay window
- ✓ Modern breakfast kitchen with integrated appliances
- ✓ Modern bathroom with white suite
- ✓ Gas central heating and UPVC double glazing
- ✓ Lawned front and rear gardens with outhouse/store
- ✓ Gated driveway provides off-street parking
- ✓ Sold with no upward chain

Summary

A beautifully presented two bedroom first floor maisonette ideal for a first time buyer or those looking to downsize, offered to the market with no upward chain!

There's a spacious lounge/dining room with feature bay window, a superb breakfast kitchen with a range of appliances and a modern bathroom with white suite whilst outside, the property enjoys a lawned front garden, enclosed generous rear garden as well as a gated driveway providing off-street parking.

Situated within easy reach of Mapperley's excellent amenities with frequent bus services on the doorstep - viewing is highly recommended!

Stamp Duty Rates

First time purchase

£0.00-£0.00

Buying your next home

£300.00-£500.00

Additional or buy to let property

£4,500.00-£5,000.00

For more information visit www.david-james.com/stampduty