



**DavidJames**  
the estate agent

**Park View, Mapperley, Nottingham, NG3 5FD**

**Guide Price £170,000**

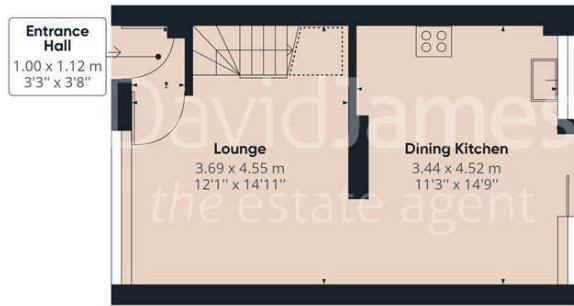
# About This Property

We are pleased to present this 2 double bedroom end-townhouse which creates a perfect opportunity for first-time buyers, conveniently located for an effortless commute into Nottingham city centre and offered to the market with no upward chain! As you step inside, you'll be greeted by a bright and spacious lounge which sits open plan to the dining kitchen, boasting ample space for freestanding appliances, creating a versatile area for cooking and dining. Upstairs, you'll find two generous double bedrooms and a well appointed shower room with a 3-piece white suite and an electric Triton shower. The low maintenance enclosed rear garden provides a private outdoor space and furthermore, this property includes a garage in a communal block just a short walk away. Don't miss out on this fantastic opportunity to own a comfortable and conveniently located home!

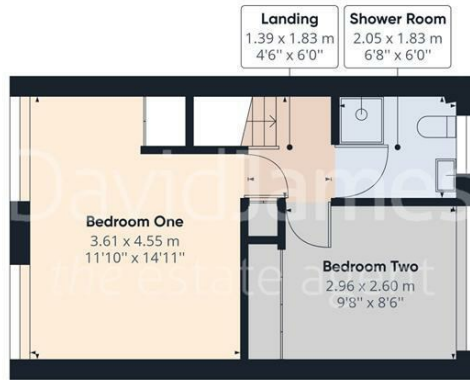


- End-townhouse
- Ideal for first-time buyers
- Short commute to Nottingham city centre
- Bright and spacious lounge
- Open plan dining kitchen with space for freestanding appliances
- Two double bedrooms
- Shower room with electric Triton shower
- Low maintenance enclosed rear garden
- Garage in a communal block nearby
- Sold with no upward chain





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
65.09 m<sup>2</sup>  
700.64 ft<sup>2</sup>

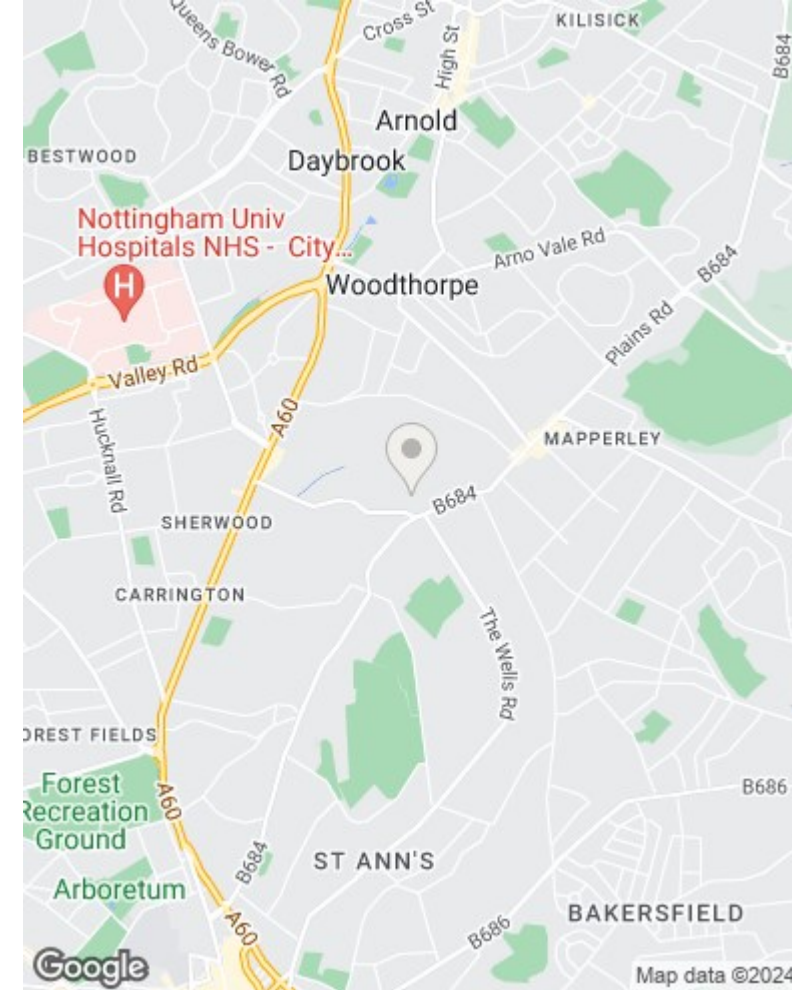
Reduced headroom  
0.64 m<sup>2</sup>  
6.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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