



Guide Price £300,000-£325,000

Kirk Road, Mapperley, Nottingham NG3 6GX

EPC Rating D



Detached dormer property in need of some modernisation and offered for sale with no upward chain. In brief, the versatile accommodation spans two floors and comprises an entrance hallway, open plan L shape living room and dining room, kitchen, utility porch at the rear with plumbing for a washing machine, a three piece shower room and bedroom four which could also be utilised as a study to the ground floor. To the first floor are three bedrooms all with built in storage.

There is parking at the front, gated access at the side, an integral garage with power and lighting and an enclosed rear garden.

Mapperley is known for being popular residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

- Freehold
- Council tax band C

ENTRANCE HALL 15' 1" x 6' 10" (4.6m x 2.08m)

LIVING ROOM 17' 2" x 9' 8" (5.23m x 2.95m)

DINING ROOM 11' 5" x 6' 9" (3.48m x 2.06m)

KITCHEN 10' 8" x 10' 8" (3.25m x 3.25m)

UTILITY PORCH 6' 9" x 4' 9" (2.06m x 1.45m)

SHOWER ROOM 7' 8" x 5' 6" (2.34m x 1.68m)

BEDROOM FOUR 8' 7" x 7' 7" (2.62m x 2.31m)

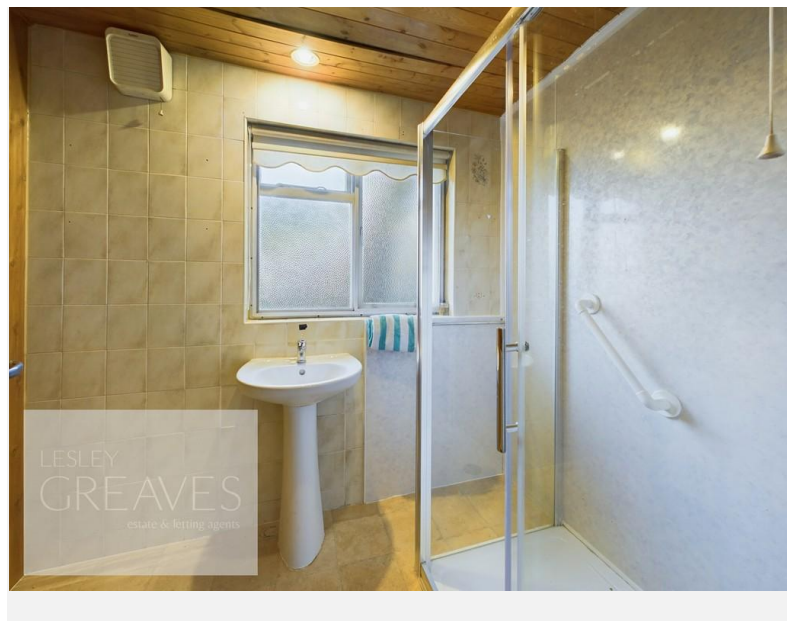
BEDROOM ONE 13' 9" plus wardrobe recess x 10' 7" (4.19m x 3.23m)

BEDROOM TWO 10' 11" x 10' 3" (3.33m x 3.12m)

BEDROOM THREE 11' 7" plus door recess & cupboard x 6' 8" (3.53m x 2.03m)

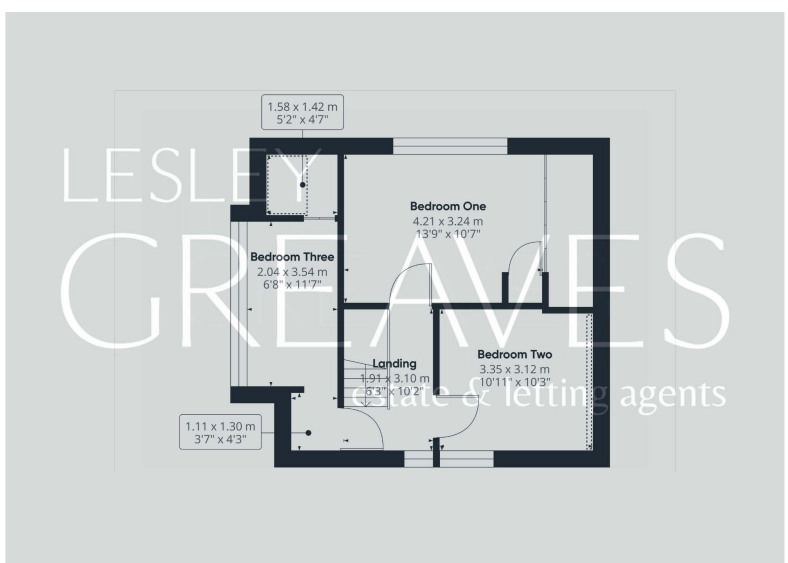
GARAGE 17' 0" x 9' 2" (5.18m x 2.79m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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