



Lesley  
**Greaves**  
estate & letting agents





Guide Price £230,000

---

Malvern Road  
Mapperley  
Nottingham  
NG3 5GZ

---

EPC Rating 'E'

---

Three bedroom semi detached bay fronted property in a popular location. The accommodation spans three floors and briefly comprises; an entrance hall with original coving and built in cupboard. Living room with large bay wooden sash windows and original coving to the ceiling. There is a separate dining room also with coving to the ceiling which leads to a fitted kitchen complete with a pantry and a stable door to the garden. There is good size four price bathroom and two double bedrooms, both with original fireplaces, to the first floor. The third bedroom occupies the second floor and completes the accommodation. The current owner has advised us this room was part of the original construction and hasn't been converted at a later stage. To the outside is on street permit parking and there is a walled enclosed garden to the front with a path leading to the gated rear garden. The rear garden is mainly gravelled with stepping stones leading to a decked seating area. 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.





#### ENTRANCE HALL

12' 2" x 4' 0" (3.71m x 1.22m)

#### LIVING ROOM

13' 6" x 12' 1" into bay (4.11m x 3.68m)

#### DINING ROOM

12' 8" x 11' 4" (3.86m x 3.45m)

#### KITCHEN

11' 6" x 9' 7" (3.51m x 2.92m)

#### BATHROOM

11' 8" x 9' 7" (3.56m x 2.92m)

#### BEDROOM ONE

16' 3" x 11' 0" (4.95m x 3.35m)

#### BEDROOM TWO

11' 4" x 9' 7" (3.45m x 2.92m)

#### BEDROOM THREE

16' 3" x 13' 4" into recess, reduced head height (4.95m x 4.06m)



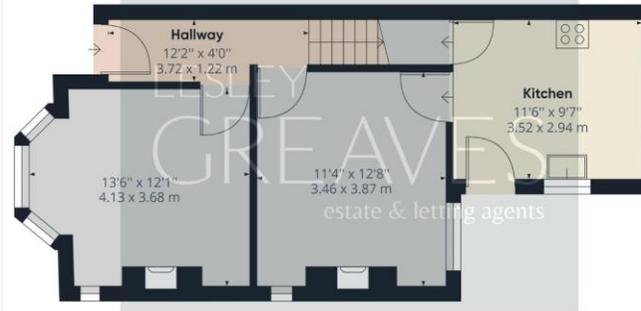
Tenure: Freehold

Council Tax Band B

Local Authority: Nottingham City Council

### Property Directions:

From our Mapperley office head toward the City centre along Woodborough Road. When you reach the traffic lights continue on Woodborough Road, eventually reaching Malvern Road on the left hand side. The property can be identified by a 'For Sale Board'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		



### Gedling

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

### Contact Us

[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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

Company Registration Number: 5773186 | VAT Number: 917862296

