



Guide Price £300,000-£325,000

Northcliffe Avenue, Mapperley, Nottingham NG3 6DA

EPC Rating F



Detached property offering versatile accommodation on two independent floors with separate access. In brief, the property has a welcoming entrance hall, a living room with a Juliet style balcony overlooking the mature gardens to the rear, a Shaker style cream kitchen with integrated fridge, fitted oven, microwave and gas hob, a white bathroom and two double bedrooms with a range of fitted wardrobes to the master bedroom. Bedroom two is currently utilised as a dining room. There is a garden to the front, a driveway to the side offering off street parking and access to the garage. Steps to the side lead to the rear garden and to further accommodation comprising an entrance lobby, living/studio/study space, an en-suite double bedroom and undercroft storage; this level is ideal if working from home, an Air B&B opportunity or for family and friends in need of their own space. To the rear is a decked patio area with pergola and generous lawned gardens landscaped providing areas of interest, a shed, greenhouse and borders for plants and shrubs. 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

ENTRANCE HALL 10' 8" x 8' 3" (3.25m x 2.51m)

KITCHEN 11' 11" x 9' 11" (3.63m x 3.02m)

LIVING ROOM 19' 7" x 11' 9" (5.97m x 3.58m)

BATHROOM 8' 3" x 7' 11" (2.51m x 2.41m)

BEDROOM ONE 11' 10" x 9' 3" to front of wardrobes (3.61m x 2.82m)

BEDROOM TWO / DINING ROOM 12' 10" x 11' 11" (3.91m x 3.63m)

OFFICE / RECEPTION ROOM 14' 8" x 11' 10" (4.47m x 3.61m)

BEDROOM 11' 3" x 8' 11" (3.43m x 2.72m)

EN-SUITE 8' 1" x 2' 6" (2.46m x 0.76m)

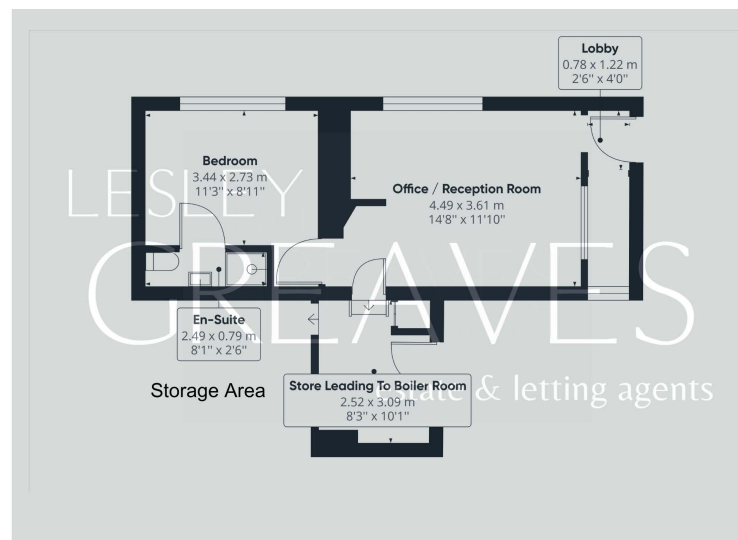
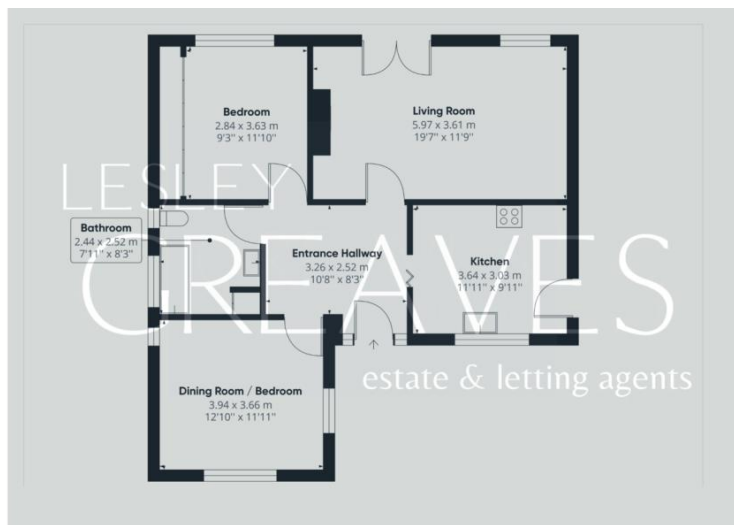
GARAGE 15' 2" x 8' 3" (4.62m x 2.51m)



LESLEY GREAVES

estate & letting agents

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 35 F | |
| 1-20 | G | | |



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
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