

Offers Over £270,000

Chestnut Avenue, Mapperley, Nottingham NG3 6FU

EPC Rating D



Extended semi detached family home in a cul de sac position and offered for sale with no upward chain. In brief, the porch, with built in storage, leads to the entrance hallway, with further storage cupboards and doors to the sitting room at the front, kitchen and lounge diner which has patio doors to the rear garden. The kitchen has under counter spaces for a washing machine and tumble dryer, a fitted oven, gas hob and extractor, integrated fridge, freezer and dishwasher. To the first floor is the landing, with access to the loft, three bedrooms, and a modern bathroom suite with a mains fed shower over a p shape bath. To the front is small garden and a block paved driveway. Gated access at the side leads to mature rear garden which has a generous size lawn with 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

PORCH 5' 11" x 3' 10" (1.8m x 1.17m)

ENTRANCE HALL 12' 5" x 5' 10" maximum (3.78m x 1.78m)

LIVING ROOM 13' 2" x 11' 3" into recess (4.01m x 3.43m)

LOUNGE/DINER 22' 1" x 10' 6" maximum (6.73m x 3.2m)

KITCHEN 18' 11" x 6' 6" (5.77m x 1.98m)

BEDROOM ONE 11' 11" x 10' 4" (3.63m x 3.15m)

BEDROOM TWO 11' 9" x 10' 8" (3.58m x 3.25m)

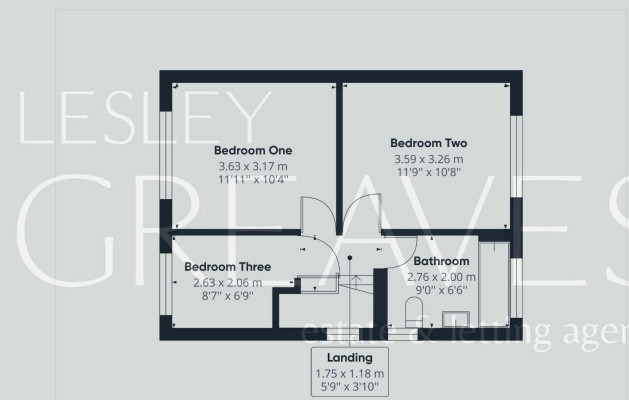
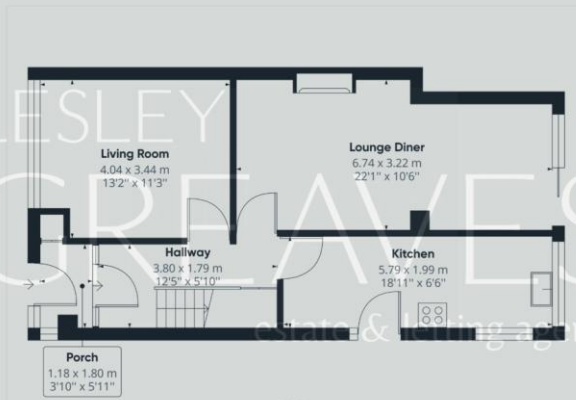
BEDROOM THREE 8' 7" x 6' 9" (2.62m x 2.06m)

BATHROOM 9' 0" x 6' 6" (2.74m x 1.98m)



# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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