



£290,000 - £300,000

Guide Price

KIRK ROAD
MAPPERLEY

- NO CHAIN
- FOUR BEDROOMS
- OPEN PLAN KITCHEN
- UTILITY PORCH
- INTEGRAL GARAGE
- MODERNISATION POTENTIAL
- EPC



Detached Property with Potential

THIS DETACHED PROPERTY, IN NEED OF SOME MODERNISATION, IS OFFERED FOR SALE WITH NO UPWARD CHAIN. THE VERSATILE ACCOMMODATION SPANS TWO FLOORS AND INCLUDES AN ENTRANCE HALLWAY LEADING TO AN OPEN PLAN L-SHAPED LIVING AND DINING ROOM. THE KITCHEN IS FUNCTIONAL WITH POTENTIAL FOR UPDATES, AND THERE IS A UTILITY PORCH AT THE REAR WITH PLUMBING FOR A WASHING MACHINE. THE GROUND FLOOR ALSO FEATURES A THREE-PIECE SHOWER ROOM AND A FOURTH BEDROOM, WHICH COULD ALSO BE USED AS A STUDY.

ON THE FIRST FLOOR, THERE ARE THREE BEDROOMS, ALL WITH BUILT-IN STORAGE, OFFERING AMPLE SPACE AND CONVENIENCE.

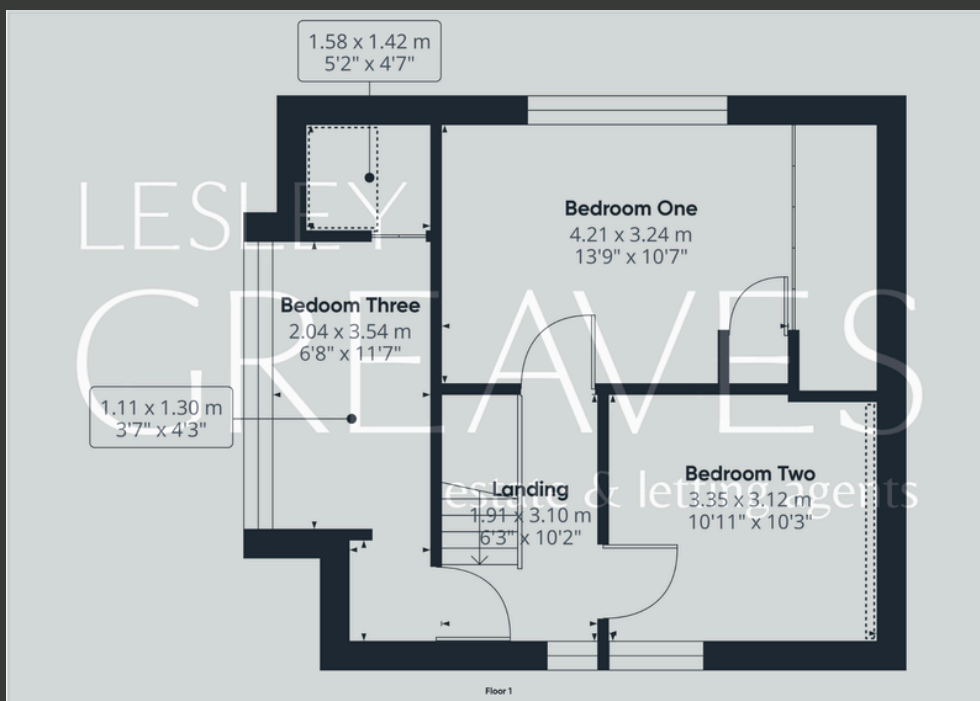
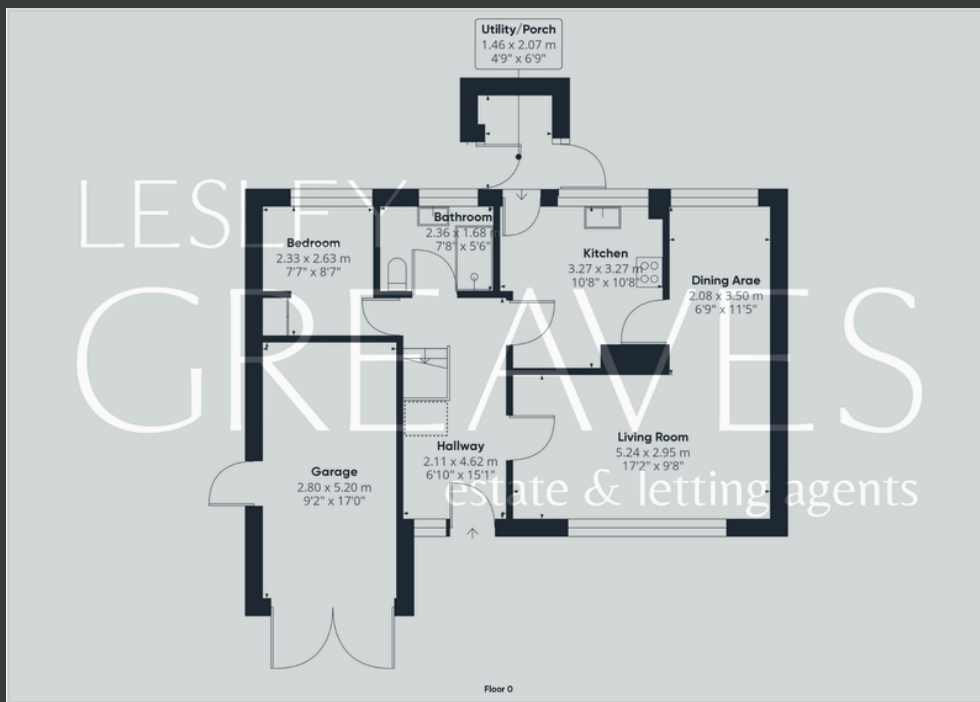
THE EXTERIOR BOASTS PARKING AT THE FRONT FOR THREE CARS, GATED SIDE ACCESS, AN INTEGRAL GARAGE WITH POWER AND LIGHTING, AND AN ENCLOSED REAR GARDEN, PROVIDING A PRIVATE OUTDOOR SPACE PERFECT FOR RELAXATION AND GARDENING.

MAPPERLEY IS A POPULAR RESIDENTIAL AND COMMERCIAL AREA, KNOWN AS "MAPPERLEY TOP." IT INCLUDES A VARIETY OF SHOPS, RESTAURANTS, PUBS, WINE BARS, HAIRDRESSERS, BEAUTY SALONS, AND TAKEAWAYS. THE AREA IS ALSO SERVED BY LOCAL SCHOOLS AND REGULAR TRANSPORT LINKS TO THE CITY CENTRE.

THIS PROPERTY OFFERS GREAT POTENTIAL AND IS IDEAL FOR THOSE LOOKING TO CREATE A PERSONALIZED FAMILY HOME IN A VIBRANT COMMUNITY. VIEWINGS ARE HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 99 SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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