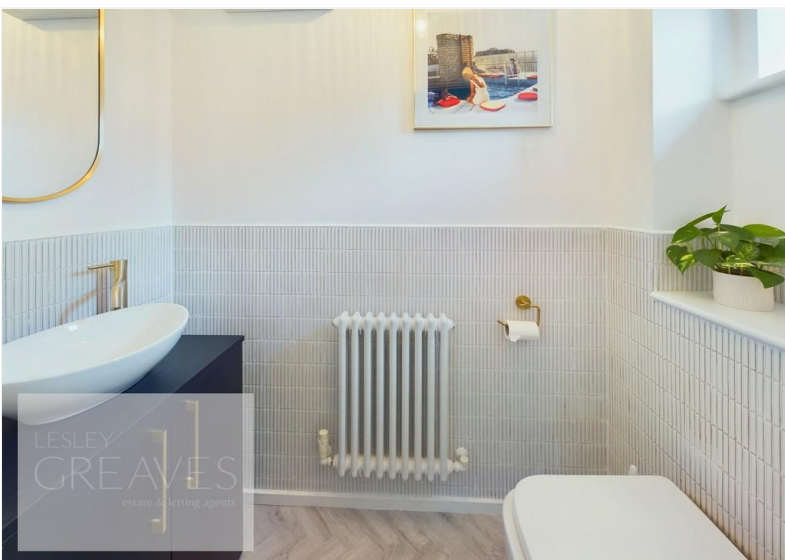




Offers Over £235,000

Braunton Crescent, Mapperley, Nottingham NG3 5SZ

EPC Rating C



Stunning semi-detached house with allocated parking for two vehicles at the rear. In brief, the modernised accommodation comprises an entrance hallway, downstairs WC with concealed WC, modern white kitchen with a fitted oven, gas hob, extractor and integrated dishwasher. There are spaces for a fridge freezer and for a washing machine. The lounge diner has a built in storage cupboard and doors onto the rear garden.

The first floor landing has a shelved storage cupboard, modern bathroom with a concealed WC and a shower over the bath. There are three bedrooms with built in wardrobes to the double bedrooms and feature wall panelling to bedroom three.

To the front is a lawn garden with gated access at the side. The enclosed rear garden has a paved patio area, power points, outside tap and shed.

Viewings are highly recommended to appreciate the location and immaculate presentation of the property on offer.

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 9' 5" x 3' 7" (2.87m x 1.09m)

KITCHEN 10' 2" x 7' 1" (3.1m x 2.16m)

WC 5' 5" x 3' 2" (1.65m x 0.97m)

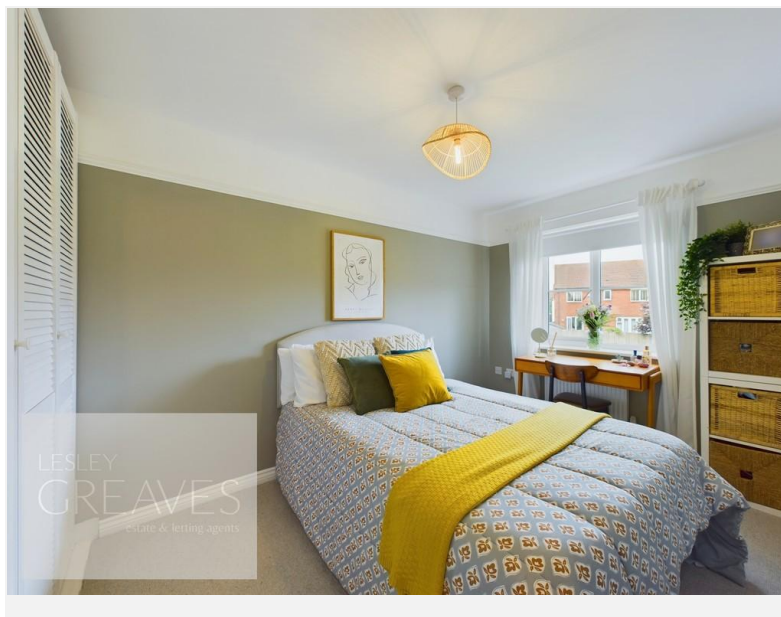
LOUNGE DINER 14' 5" plus recess x 11' 5" (4.39m x 3.48m)

BEDROOM ONE 11' 9" plus wardrobe recess x 7' 10" (3.58m x 2.39m)

BEDROOM TWO 9' 9" plus wardrobe recess x 8' 1" (2.97m x 2.46m)

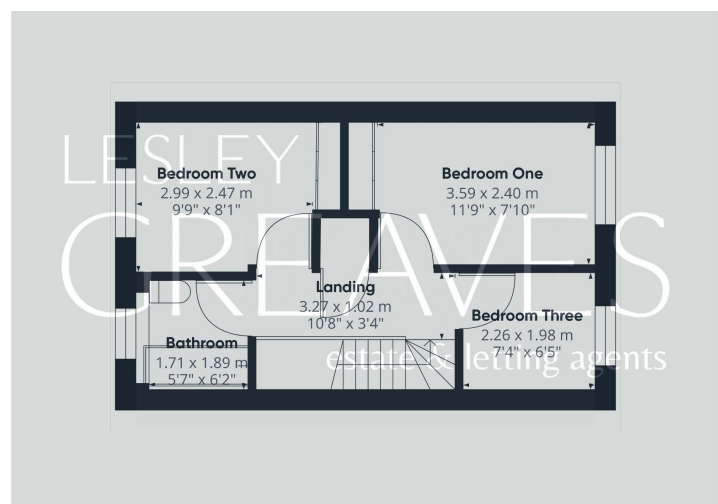
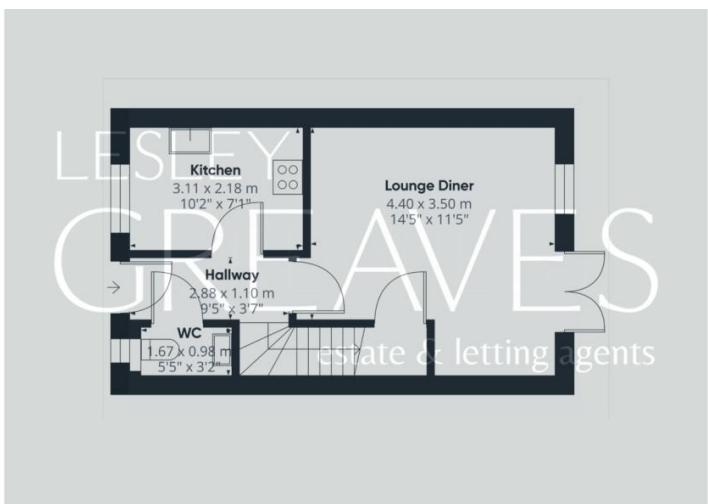
BEDROOM THREE 7' 4" x 6' 5" (2.24m x 1.96m)

BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m)



LESLEY GREAVES

estate & letting agents



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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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