



## 18 City View, Nottingham – NG3 6DE

Guide Price £280,000

DavidJames  
the estate agent



## 18 City View

Nottingham, Nottingham

Extended semi-detached home close to Mapperley's vibrant amenities – offered with no chain! 2 reception spaces, superb conservatory, fitted kitchen and 3 beds plus a low-maintenance garden and drive!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

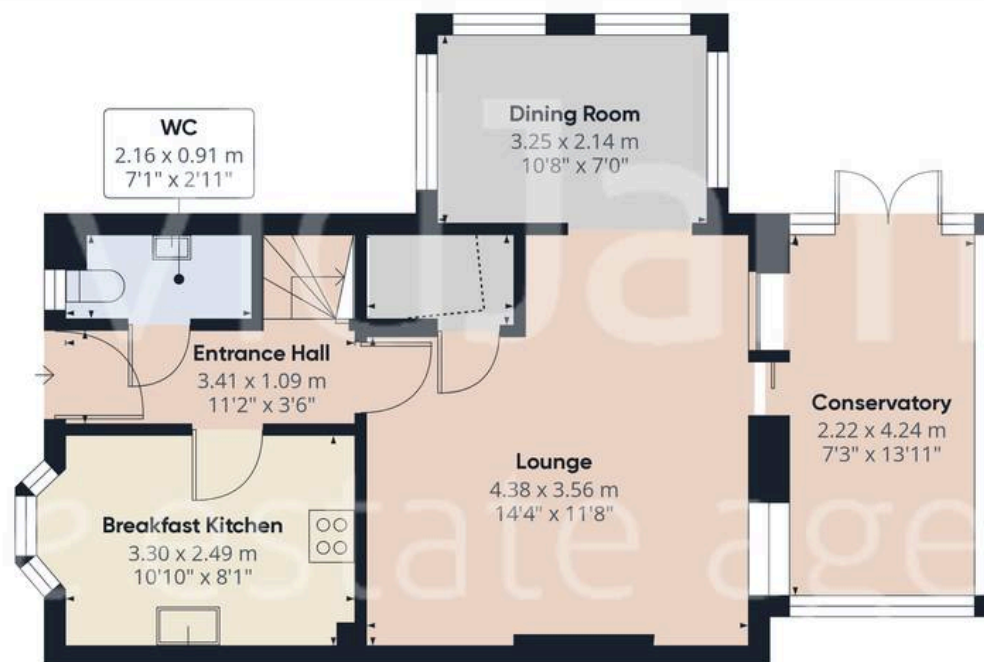
EPC Environmental Impact Rating:

- Well-presented and extended semi-detached family home
- Offered to the market with no upward chain
- Within easy reach of Mapperley's nearby vibrant amenities, restaurants and frequent City-bound bus services
- Bright and spacious lounge with an adjoining dining room
- Versatile conservatory with underfloor heating and air-conditioning
- Fitted breakfast kitchen with a full range of integrated appliances
- Three first floor bedrooms (main bedroom with fitted wardrobes and an en-suite)
- Family bathroom with a three-piece suite
- Low-maintenance rear garden with artificial lawn and a large patio seating area
- Driveway providing convenient off-street parking for multiple vehicles









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

84.12 m<sup>2</sup>

905.45 ft<sup>2</sup>

**Reduced headroom**

1.08 m<sup>2</sup>

11.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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