

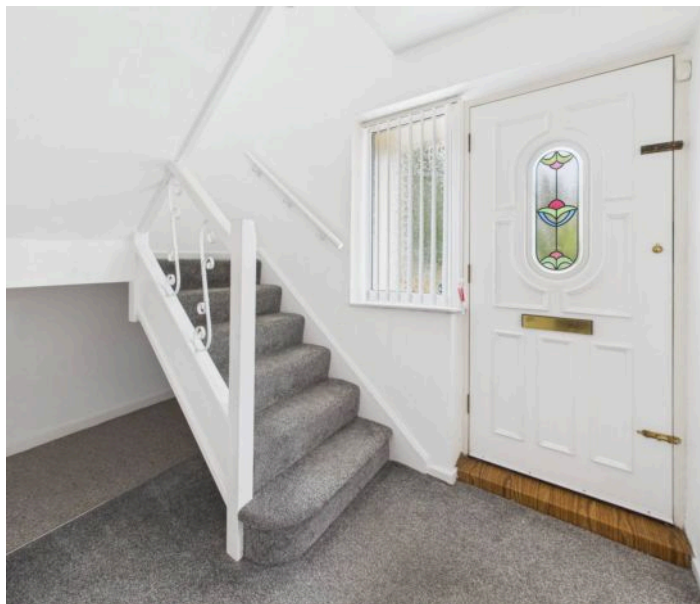


**35 Stanhope Road, Gedling – NG4 4HN**

Guide Price **£230,000**

**DavidJames**  
the estate agent





## 35 Stanhope Road

Gedling, Nottingham

NO CHAIN! Beautifully-presented 3-bed semi-detached house with modern interiors and situated on a generous corner plot! Close to excellent amenities, schools and bus links plus Gedling Country Park!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

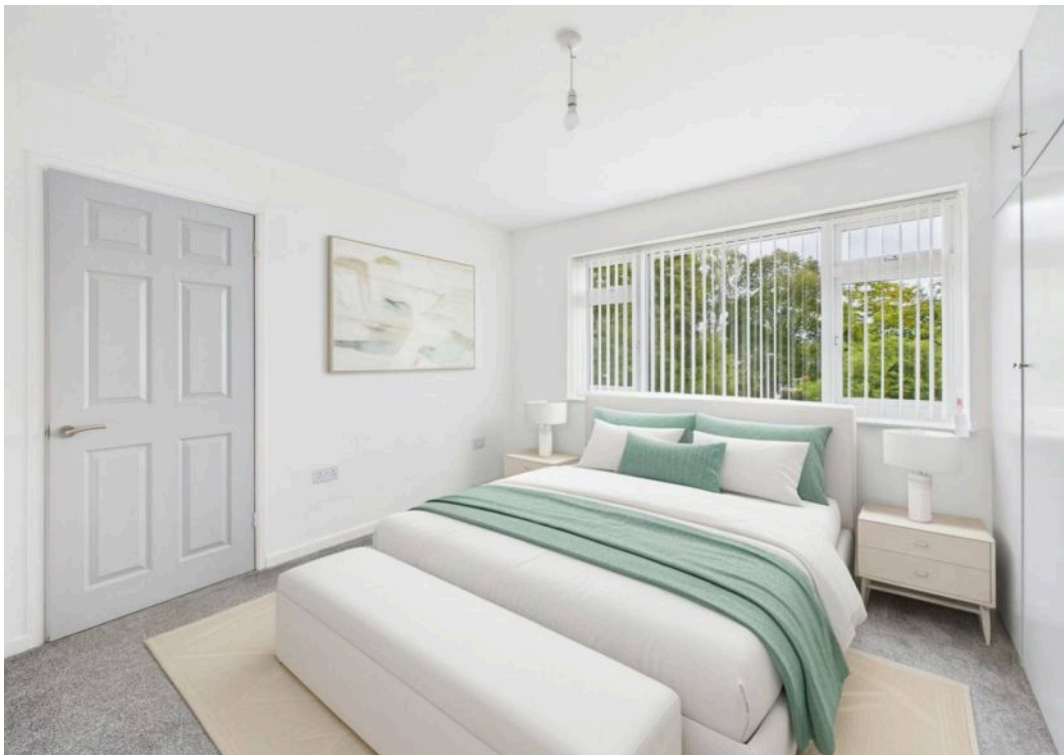
EPC Environmental Impact Rating:

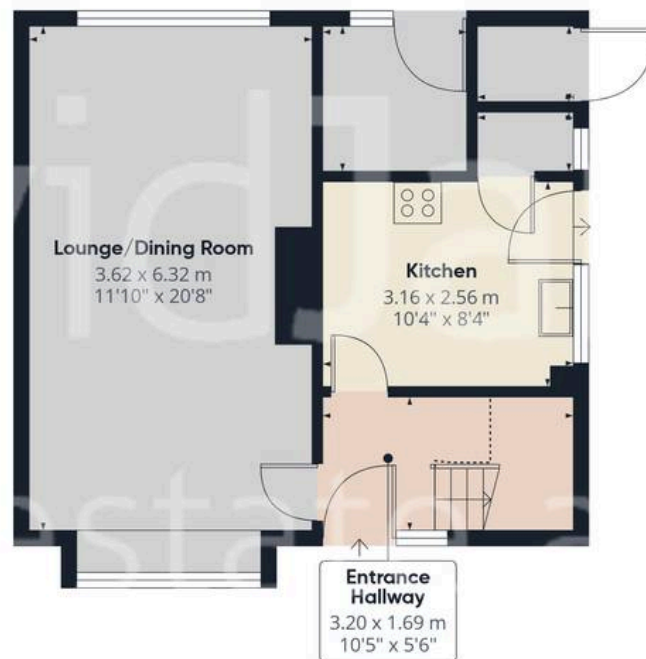
- Semi-detached home set on a generous corner plot in a sought-after Mapperley location
- Spacious lounge with dual aspect windows and dining areas
- Bright and contemporary kitchen and separate pantry providing additional storage
- Landing with unique seating area
- Three bedrooms including two generous doubles, one with built in wardrobes- and a versatile single bedroom, home office, or nursery
- Modern first-floor shower room
- Separate WC
- Generous lawned frontage enhances kerb appeal and provides welcoming green space at the front elevation
- Low-maintenance rear garden with potential for further landscaping
- Driveway offering convenient off-street parking plus two external storage areas with conversion potential (STP)











Floor 0



Floor 1

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

82.5 m<sup>2</sup>

887 ft<sup>2</sup>

**Reduced headroom**

2.3 m<sup>2</sup>

25 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.