



19 Hickling Road, Nottingham – NG3 6GU

Guide Price **£260,000**

DavidJames
the estate agent



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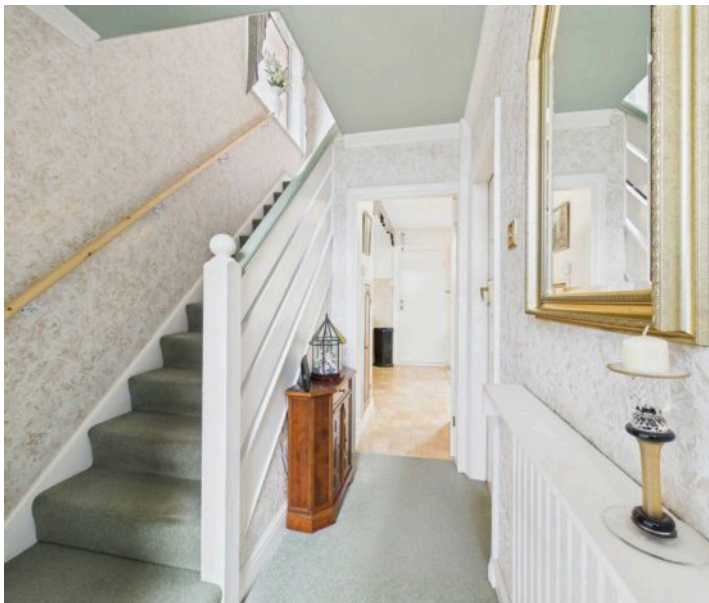
Nottingham, Nottingham

Charming 3 bed semi-detached home in the ever sought after Mapperley! Lounge, dining kitchen and a modern bathroom alongside mature gardens – all within easy reach of buses, schools and amenities!

Council Tax band: B

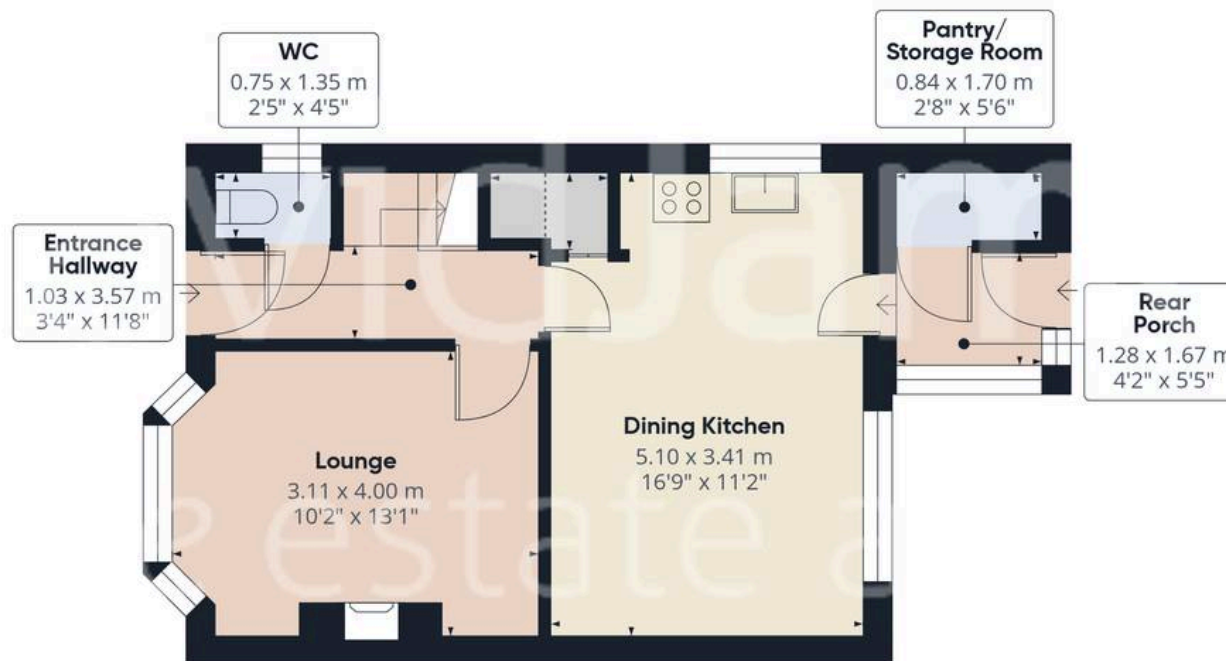
Tenure: Freehold

- Semi-detached family home in the ever sought-after Mapperley
- Located a short distance from Mapperley's amenities, shops and restaurants
- Regular buses nearby to Nottingham City Centre
- Initial entrance hall with a downstairs WC
- Welcoming lounge with large bay window and feature gas fire
- Open plan dining kitchen with a range of fitted units, a separate pantry/store and garden views
- Three bedrooms (including two double rooms)
- First floor bathroom with a two-piece suite, electric shower and marble-effect tiling
- UPVC double glazing and gas central heating
- Established rear garden with mature trees, a greenhouse, shed and seating areas for year-round enjoyment









Floor 0



Approximate total area⁽¹⁾

72 m²

776 ft²

Reduced headroom

0.5 m²

5 ft²

(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.

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