



**74 Kenrick Road, Nottingham – NG3 6HQ**

Guide Price £200,000 - £210,000

**DavidJames**  
the estate agent



## 74 Kenrick Road

Nottingham, Nottingham

GUIDE PRICE £200,000–£210,000 Situated in the highly regarded Mapperley, this 2 bed neutrally decorated semi-detached home is available with no chain & has excellent local amenities within easy reach!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

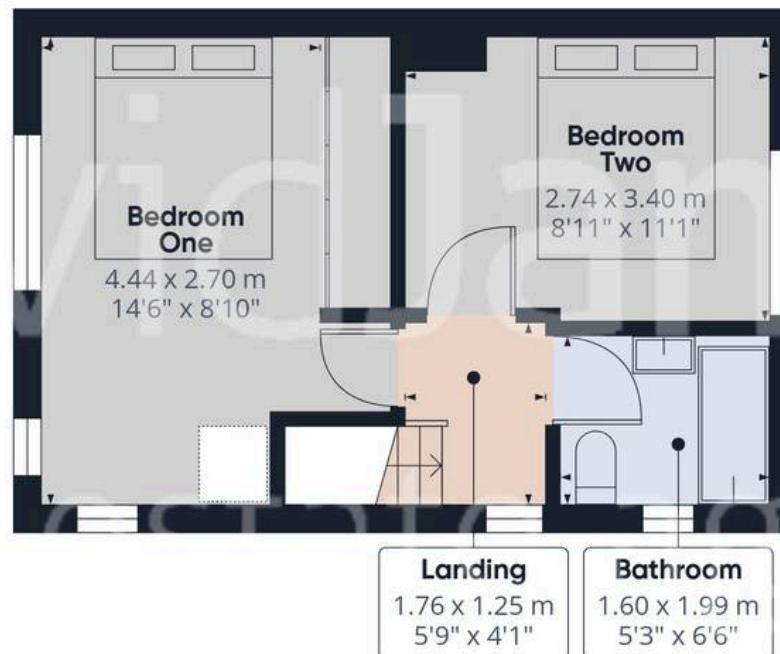
- Semi-detached home located within the highly regarded Mapperley
- Offered to the market with no upward chain and providing an excellent opportunity for a first-time buyer
- Neutrally decorated throughout and ready to move into with scope to personalise
- Excellent local amenities and public transport links close by
- Cosy and inviting lounge with feature large bay window
- Modern dining kitchen with integrated cooking appliances and space for a dining table and chairs
- Two double bedrooms (generously-sized main bedroom with built-in wardrobes)
- First floor three-piece white bathroom suite with an electric shower over the bath
- Block paved off-street parking to the front
- Good-sized southerly-facing rear garden with patio, lawn and decked seating area







Floor 0



Floor 1

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

56.9 m<sup>2</sup>  
611 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>  
8 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.



## 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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