



16 Coronation Road, Nottingham – NG3 5JN

Guide Price £300,000

DavidJames  
the estate agent





## 16 Coronation Road

Nottingham, Nottingham

Stylishly-presented 3 bed traditional semi-detached family home just a short walk from Mapperley's amenities – available with no chain!

Open plan dining kitchen, cosy lounge and a landscaped garden!

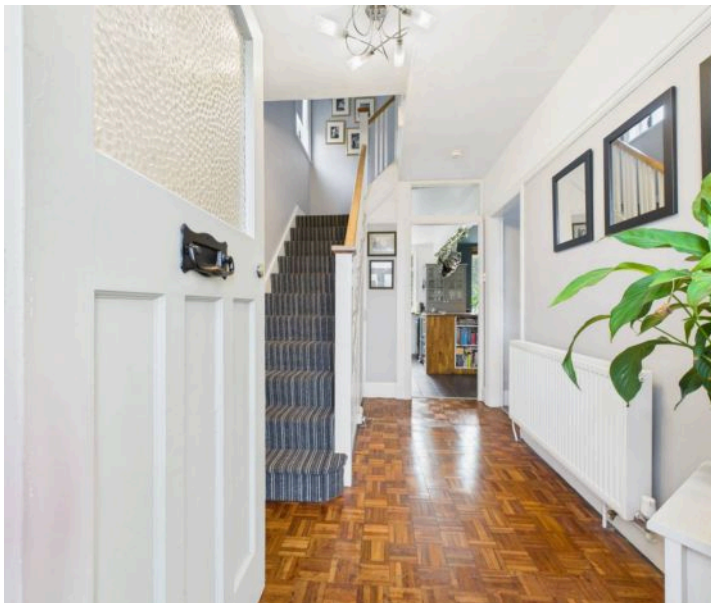
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Attractive bay-fronted semi-detached property in sought after Mapperley.
- Offered to the market with no upward chain
- Welcoming bay-fronted lounge featuring cast-iron dual-fuel stove and soft contemporary décor.
- Stylish dining kitchen combining rustic charm and contemporary design
- Cosy seating area with exposed-brick fireplace and cast-iron stove, complemented by French doors opening to the rear garden.
- Three bright, well-proportioned bedrooms
- Modern family bathroom
- Landscaped rear garden with patio, lawn, additional seating area and timber garden room
- Block-paved driveway
- Excellent location close to shops, bars, restaurants, schools, and transport links.













Floor 0 Building 1

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

81.8 m<sup>2</sup>

881 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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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