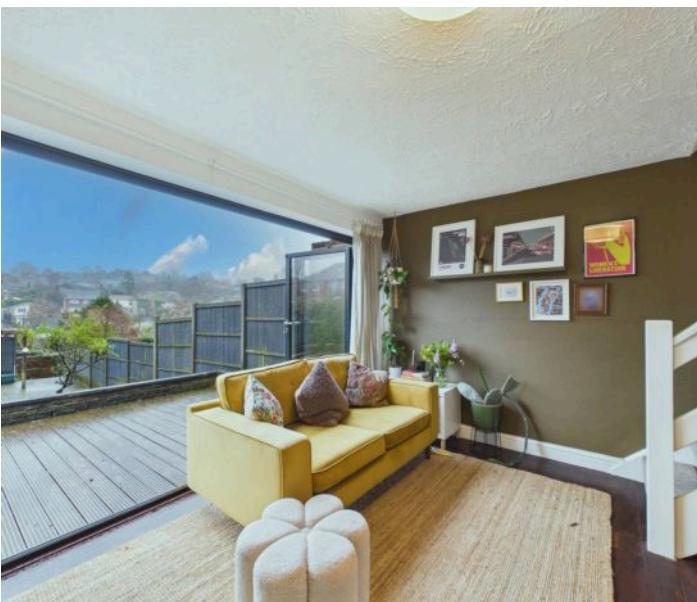




17 Hallam Road, Nottingham - NG3 6HA

Guide Price £230,000

DavidJames  
the estate agent



## 17 Hallam Road

Nottingham, Nottingham

Cosy split-level 2-bed town-house with landscaped garden, welcoming interior, bifolding doors, excellent access to Mapperley amenities and transport links. Ideal for ftb's & working professionals

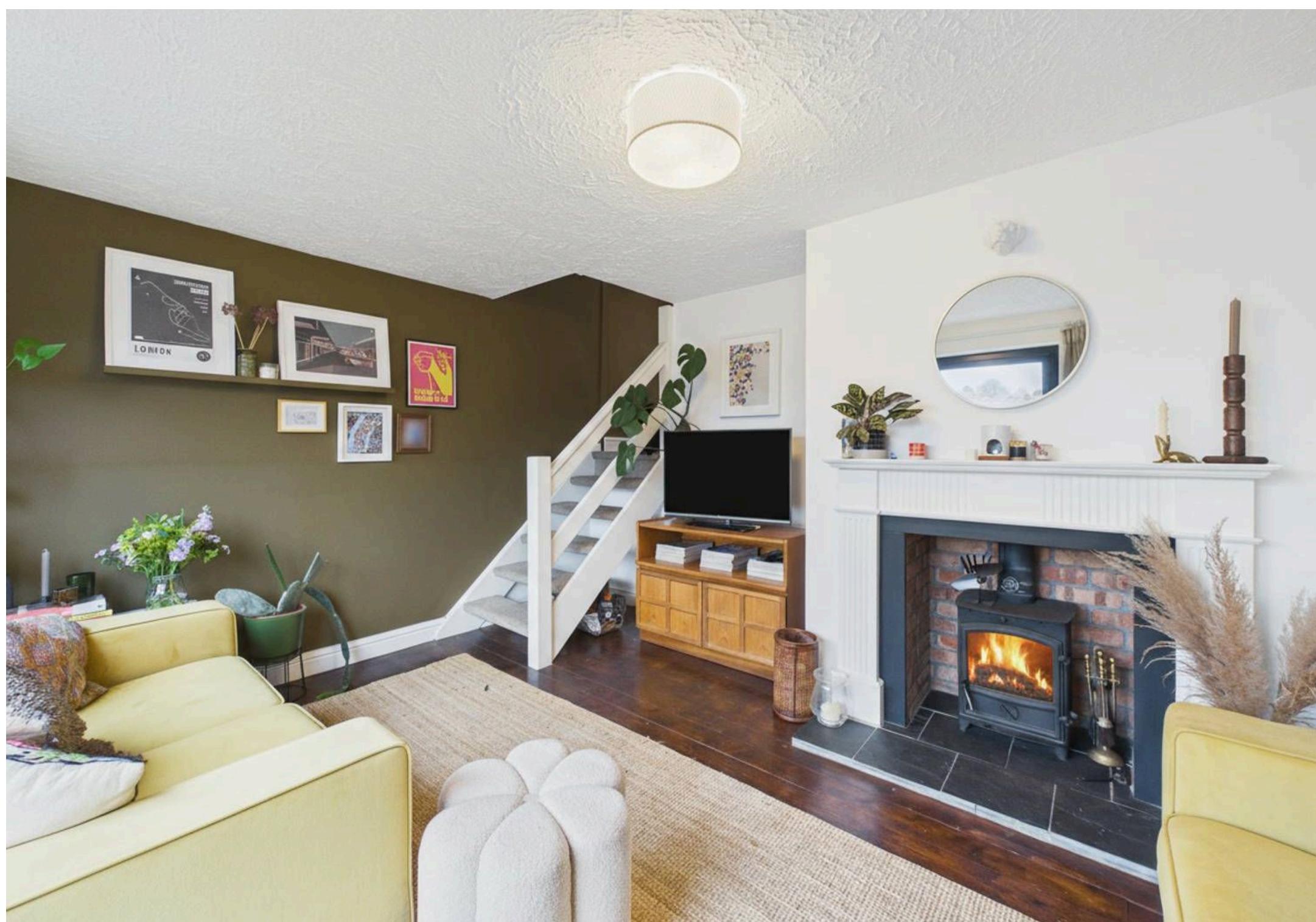
Council Tax band: B

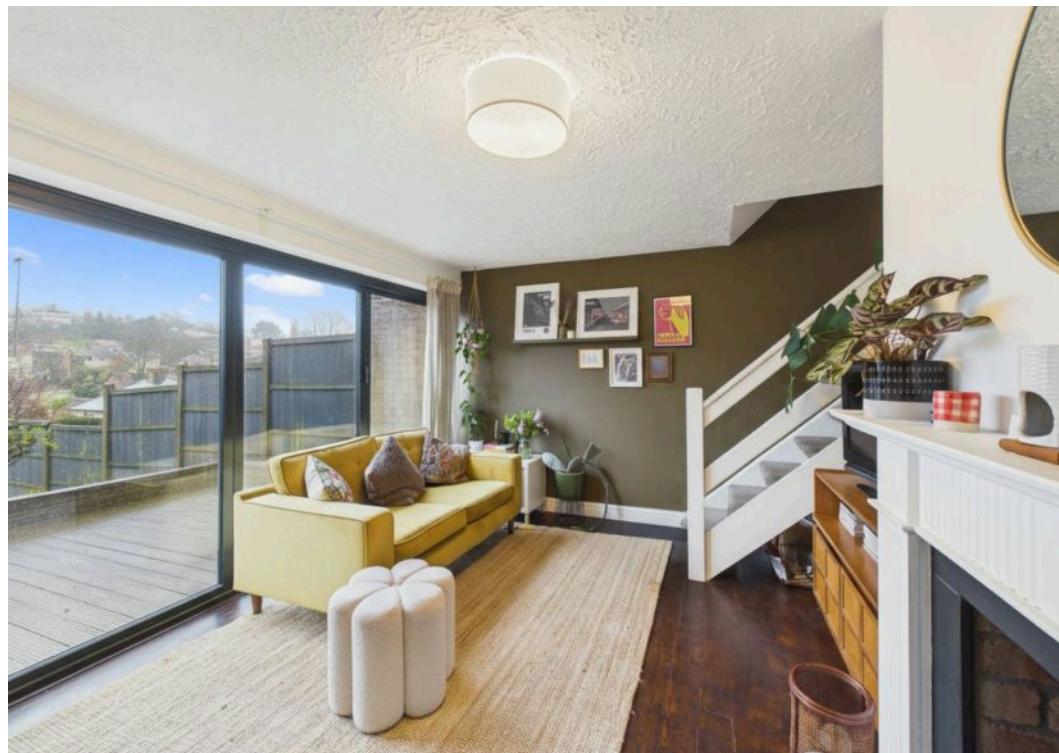
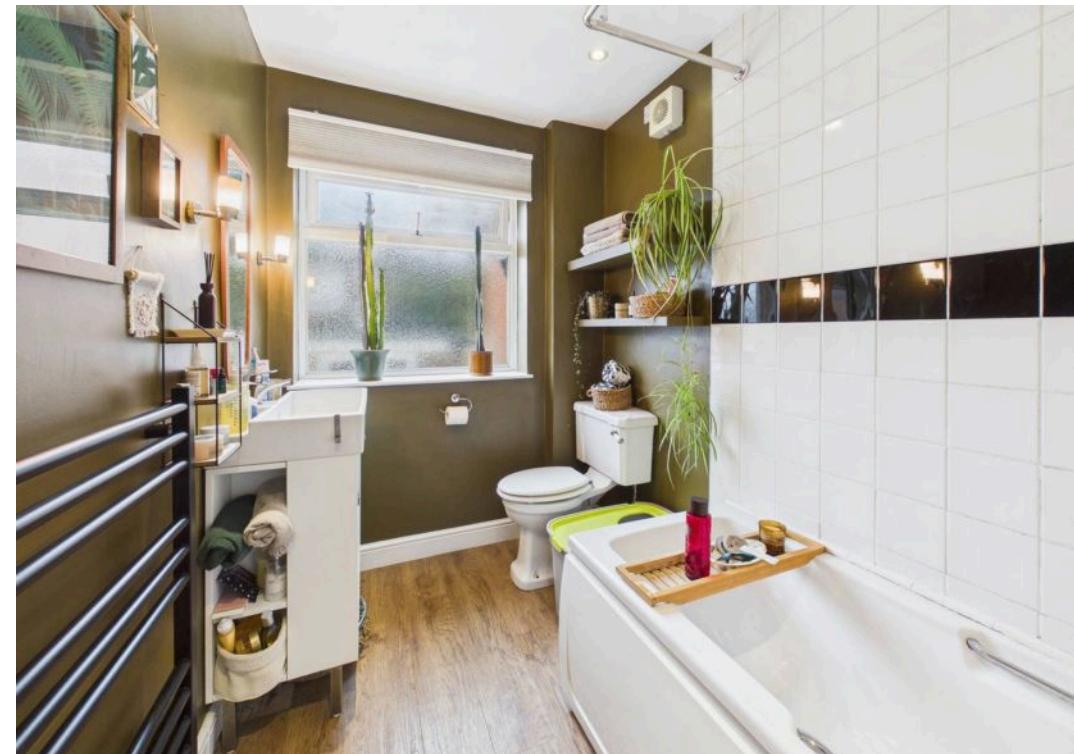
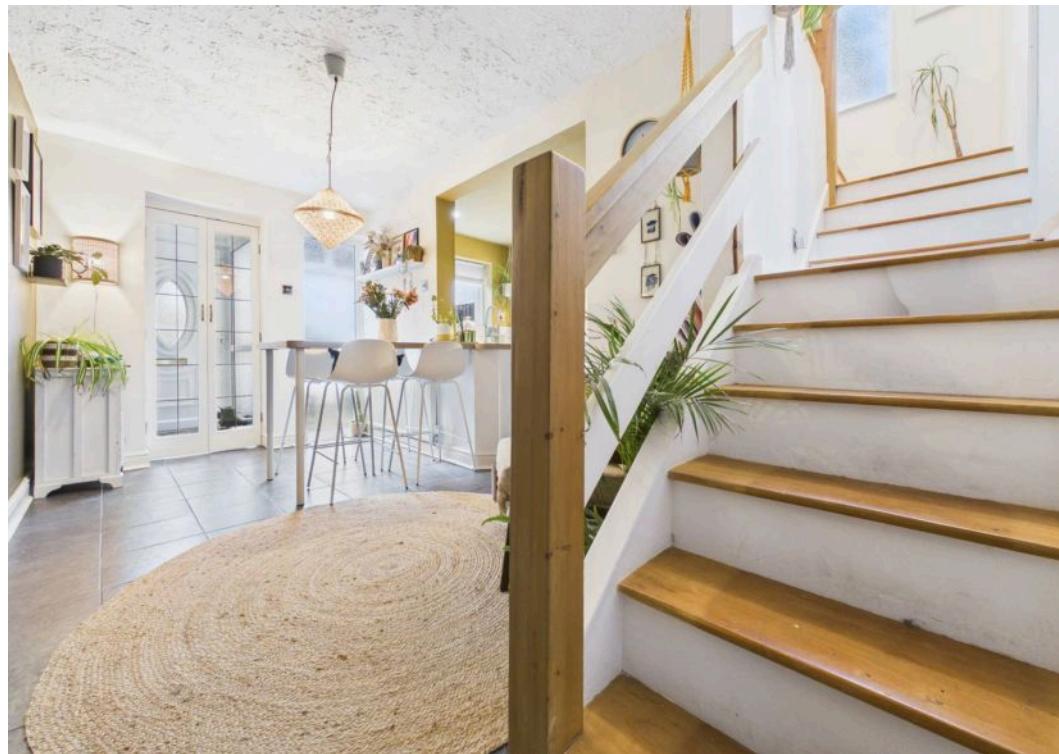
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Deceptively spacious split-level end-of-terrace house
- Convenient location for Mapperley amenities, schools and transport links
- Ideal for first-time buyers, professionals or downsizers seeking versatile accommodation
- Entrance porch with functional hanging space for coats and accessories
- Welcoming dining area flowing into the kitchen with adjoining pantry for useful storage
- Cosy lounge with exposed wood-effect floorboards, feature wood-stove and bi-fold doors to the rear garden
- Two bedrooms including bedroom one with wood-effect flooring, built-in wardrobes and views
- Stylish bathroom with wood-effect flooring, white three-piece suite and rainfall shower
- Enclosed low-maintenance tiered garden with impressive views of surrounding area
- Single garage and driveway







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

DavidJames  
the estate agent

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

80.6 m<sup>2</sup>  
868 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
10 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.