



2a Whittingham Road, Nottingham - NG3 6BL

Guide Price £260,000





2a Whittingham Road

Nottingham, Nottingham

GUIDE PRICE £260,000 - £280,000. Semi-detached family home with Mapperley's amenities on the doorstep, offered with no chain! Boasting a spacious lounge, dining room, kitchen, 3 beds and a bathroom plus a drive and established garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Mapperley's excellent shops, pubs, restaurants and frequent bus services on the doorstep
- Bright and spacious lounge with a feature fireplace and sliding patio doors
- Fitted kitchen with space for freestanding appliances
- Separate versatile room and an adjoining cloakroom/WC
- Three first floor bedrooms (main bedroom with fitted wardrobes)
- First floor bathroom with a three-piece suite
- South-westerly facing and established lawned rear garden with patio seating areas and a useful shed
- Driveway to the front provides off-street parking









Floor 0

Approximate total area⁽¹⁾

77.93 m²

838.82 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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