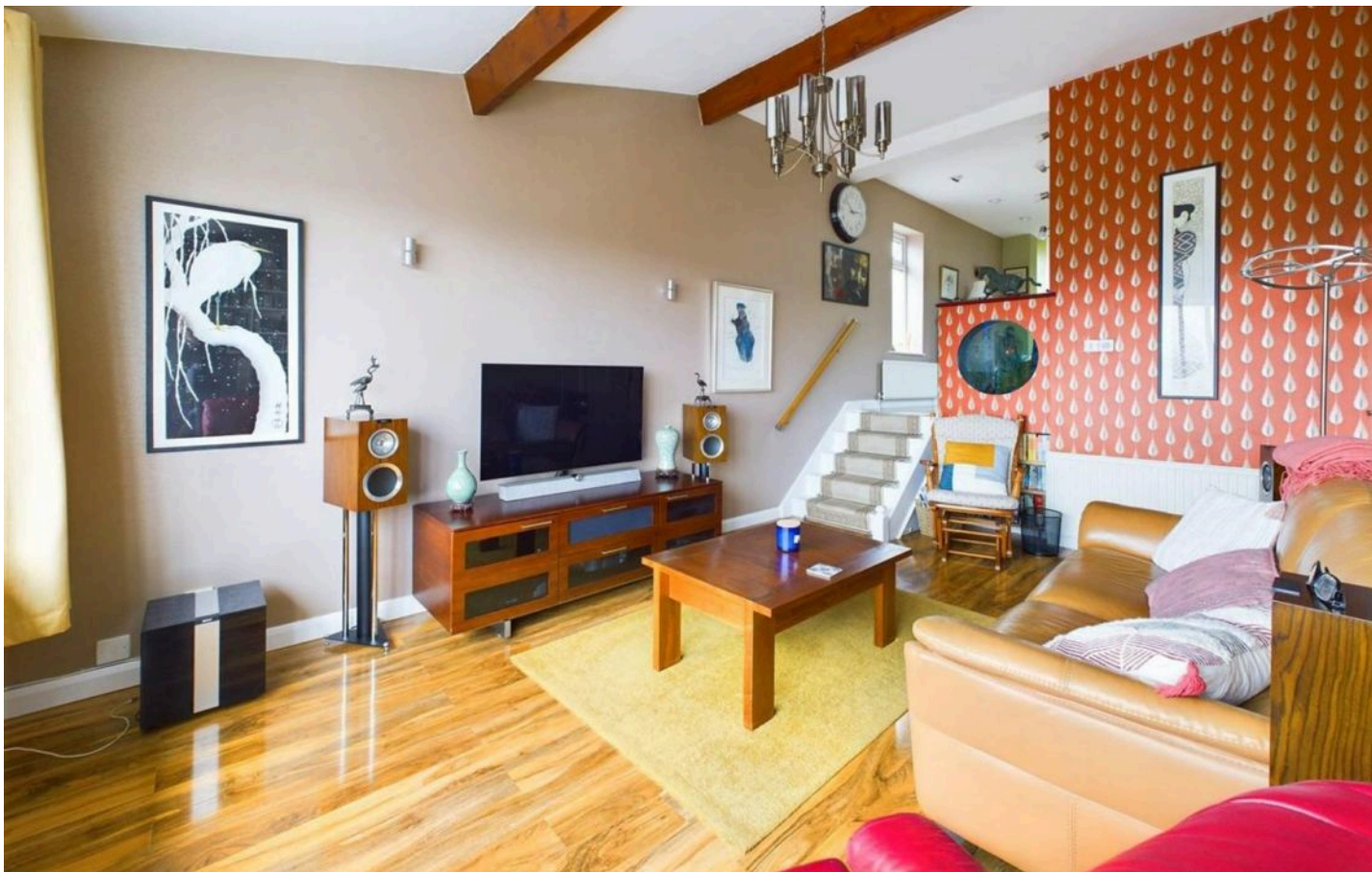




**3 Malmesbury Road, Nottingham – NG3 5QE**

Guide Price **£325,000**





## 3 Malmesbury Road

Nottingham, Nottingham

Split-level detached house with 3 double beds, modern bathroom, panoramic views, lounge with bow window, landscaped garden, garage and stylish features. Ideal for families seeking space and comfort.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Split-level detached house
- Three double bedrooms set over the ground and first floors
- Ground floor entrance hall with tiled flooring and bedroom three with laminate flooring
- Ground floor bathroom/Wc with white suite and separate walk in shower area with mains shower
- First floor lounge with feature bow window to the front elevation taking in stunning views across the local area in addition to having a part vaulted ceiling and laminate flooring
- Dining room with built in storage, feature lantern roof light and built in Aquarium set to a small stairwell to the lounge
- Kitchen with timber grain panelled finish units and tiled flooring
- Bedrooms one and two to the first floor, both with built in wardrobes, bedroom one with stunning views to the front elevation and bedroom two with views over the rear garden
- Gas central heating, UPVC double glazing, alarm system















Floor 0

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

115.83 m<sup>2</sup>

1246.75 ft<sup>2</sup>



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.

GIRAFFE360





## 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)

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.