



29 Forester Road, Nottingham – NG3 6LP

Guide Price **£350,000**

DavidJames
the estate agent



29 Forester Road

Nottingham, Nottingham

GUIDE PRICE £350,000-£390,000. Well-presented Victorian semi-detached home located between Mapperley & Carlton. 4 double beds, 2 reception rooms, large family bathroom and westerly-facing rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented Victorian semi-detached home
- Sought after location close to Mapperley and Carlton's amenities, schools and bus services
- Deceptively spacious house set out over three floors with versatile living accommodation
- Good-sized lounge with feature fireplace and French doors doors to the rear garden
- Bright and airy dining/family room with feature bay window and fireplace
- Well-equipped kitchen with grey units and a traditional Belfast style sink
- Four generously-sized double bedrooms (over two floors)
- Bright and spacious main bedroom with stunning feature fireplace
- Spacious family bathroom with roll-top bath and double width shower enclosure
- Enclosed westerly-facing rear garden with lawn, patio and established borders







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

142.6 m²

1536 ft²

Reduced headroom

4.3 m²

46 ft²

(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.

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