



17 Kirk Road, Nottingham – NG3 6GX

Guide Price **£270,000**

DavidJames
the estate agent



17 Kirk Road

Nottingham, Nottingham

Extended detached home close to Mapperley's amenities requiring improvement but with lots of potential, offered with no upward chain! 3 bedrooms, a large lounge/dining room, kitchen and wet room plus off-street parking and a garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached family home with lots of potential
- Within easy reach of Mapperley's vibrant nearby amenities
- Open views to the front elevation over Mapperley
- Generous lounge/dining room with a feature window seating area
- Kitchen with useful understairs storage/pantry space
- Three first floor bedrooms
- Wet room with a modern white suite
- Gas central heating and UPVC double glazing
- Driveway leading to a good-sized garage









Floor 0

Approximate total area⁽¹⁾

80.7 m²

868.64 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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