



## 15 Hilton Road, Nottingham – NG3 6AN

Guide Price £270,000 – £280,000

DavidJames  
the estate agent





## 15 Hilton Road

Nottingham, Nottingham

GUIDE PRICE £270,000-£280,000 Beautifully presented semi-detached house, close to Mapperley's amenities. Stylish open-plan dining kitchen, 3 bedrooms and sizeable tiered rear garden. A must-view!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully presented semi-detached family home
- Ideal for families, professionals or those simply seeking a convenient location
- Sought-after location close to Mapperley's amenities, schools and public transport links
- Bright and welcoming entrance hall with downstairs WC
- Cosy lounge with feature bay window and wood effect flooring
- Stylish open-plan dining kitchen with French doors overlooking the rear garden
- Gas central heating with combination boiler
- Three neutrally decorated bedrooms (with two spacious doubles)
- Modern white three-piece suite with vanity basin and bathroom storage units
- Good-sized multi-level rear garden (perfect for entertaining)













Floor 0



Floor 1

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

77.1 m<sup>2</sup>

829 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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## David James Estate Agents

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