

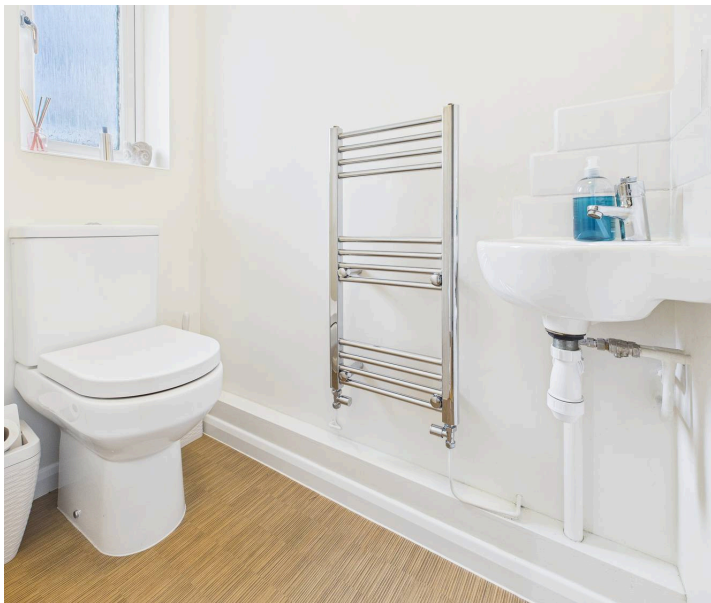


## 12 Folkton Gardens, Nottingham – NG3 3ER

Guide Price £270,000 – £280,000

DavidJames  
the estate agent





## 12 Folkton Gardens

Nottingham, Nottingham

GUIDE PRICE £270,000-£280,000 3-bed detached home within easy reach of Mapperley's amenities & the City Centre! Lounge/dining, fitted kitchen, bathroom and an enclosed garden plus a drive and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stylishly-presented detached home in a cul-de-sac
- Ideally positioned for access to Mapperley's nearby amenities, popular schools and Nottingham City Centre
- A short walk from frequent bus services
- Welcoming entrance hallway and a convenient ground floor WC
- Bright and spacious lounge/dining room with a feature gas fire and French doors to garden
- Modern fitted kitchen with a variety of integrated appliances and a useful utility/store cupboard
- Three well-proportioned bedrooms (including two generous doubles)
- Contemporary bathroom with a three-piece white suite, mains shower, modern tiling and heated towel rail
- Enclosed rear garden with a feature patio seating area and raised lawn
- Private driveway and garage provide off-street parking for multiple vehicles













Floor 0



Floor 1

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

80.9 m<sup>2</sup>

872 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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