



4 Trent Valley View, Nottingham - NG3 6GL

Guide Price £130,000

DavidJames
the estate agent



4 Trent Valley View

Nottingham, Nottingham

Stylish and well-presented 2-bed maisonette near City-bound bus services & Mapperley amenities! Bright lounge, modern breakfast kitchen and superb contemporary bathroom plus a generous tandem garage!

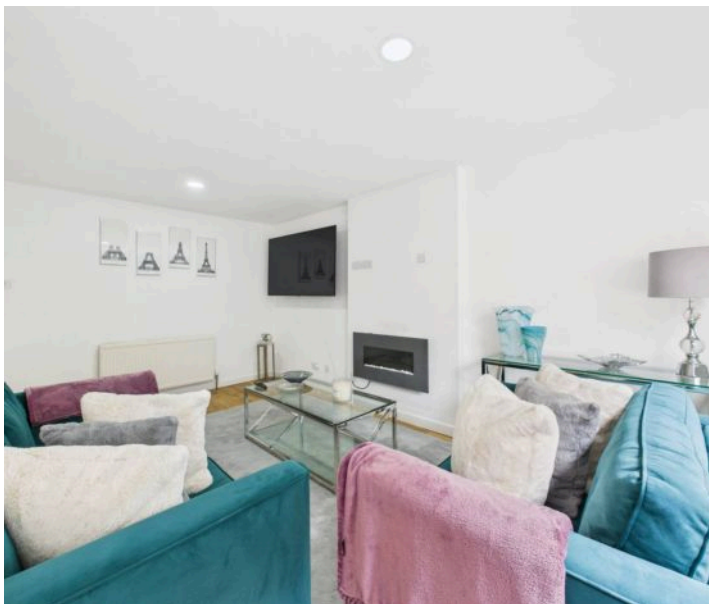
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented maisonette
- Within easy reach of Mapperley's nearby vibrant amenities
- A short walk from frequent bus services to Nottingham City Centre
- Perfect for first-time buyers, professionals or those seeking a low-maintenance home
- Bright and spacious lounge with large window and contemporary electric fire
- Modern breakfast kitchen featuring Smeg appliances, stylish walnut units and a utility/laundry area
- Two generously-sized and neutrally-decorated bedrooms
- Modern bathroom with white suite and Mira electric shower over the bath
- Stylish oak-effect flooring flowing seamlessly throughout the property
- Generous tandem garage providing off-street parking

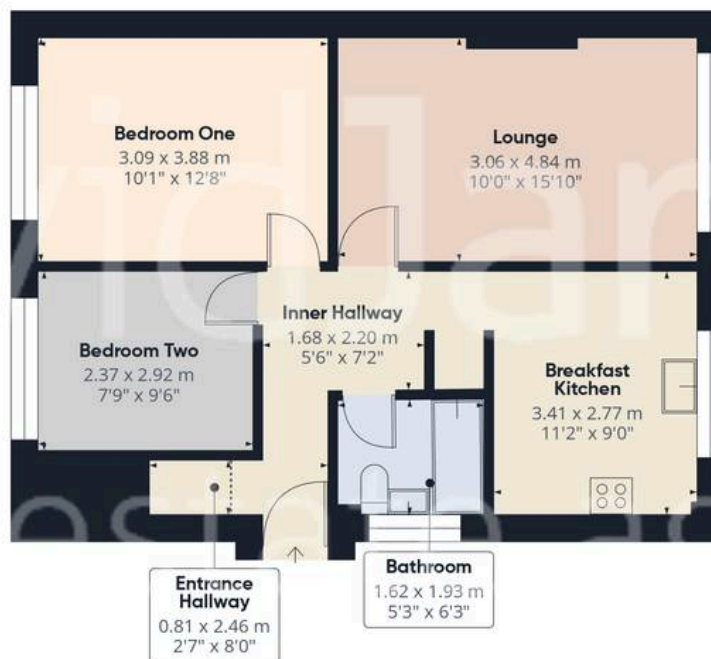








Floor 0



Floor 1

Approximate total area⁽¹⁾

85.1 m²

915 ft²

Reduced headroom

0.9 m²

10 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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • 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.