



9 Coronation Road, Nottingham – NG3 5JN

Guide Price **£370,000**

DavidJames
the estate agent



9 Coronation Road

Nottingham, Nottingham

NO CHAIN! 3-storey 3 bed detached home close to Mapperley's amenities, schools & frequent bus links. Featuring 2 reception rooms, dining/kitchen, stunning bathroom, large rear garden & garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three-storey detached family home offered to the market with no onward chain
- Excellent location within walking distance of Mapperley's amenities, schools and frequent bus services
- Welcoming entrance porch and entrance hallway with modern downstairs WC for added convenience
- Bright and spacious lounge with feature fireplace and bay window
- Well-equipped breakfast kitchen with feature brick archway through to a good-sized utility room
- Three bedrooms (including two generously sized double bedrooms)
- Stunning family bathroom with double width walk-in shower enclosure and counter-top basin with storage unit
- Lower ground floor family room with feature French doors, useful storage room and WC
- Generous well-established rear garden with mature planting, fruit trees and a large patio seating area

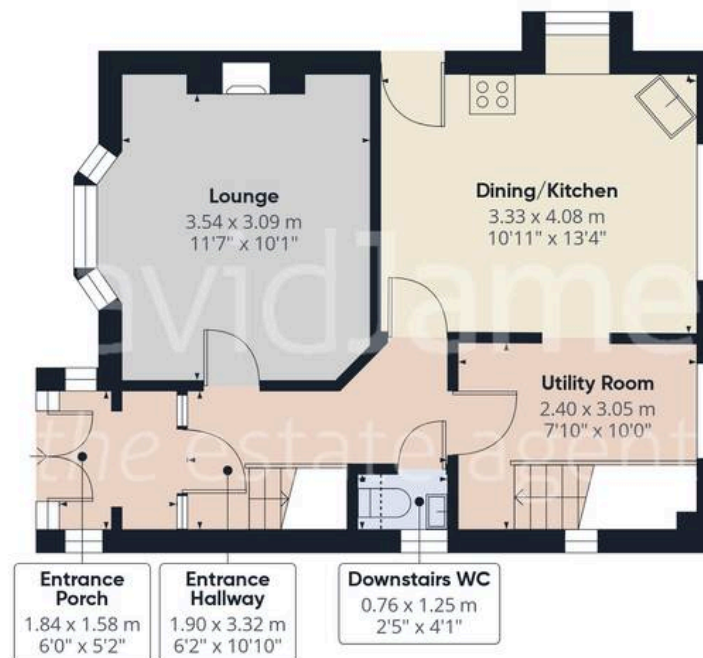








Floor -1 Building 1



Floor 0 Building 1

Approximate total area⁽¹⁾

110.8 m²

1191 ft²

Reduced headroom

0.5 m²

6 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



Floor 1 Building 1



Floor 0 Building 2



David James Estate Agents

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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.