



20 Hilton Road, Nottingham – NG3 6AN

Guide Price £230,000

DavidJames
the estate agent



20 Hilton Road

Nottingham, Nottingham

Semi-detached 3 bed period home, within easy reach of Mapperley's shops, supermarkets, schools and bus links with two spacious reception rooms, breakfast kitchen and south-easterly facing rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Semi-detached period family home in a great location
- Close to Mapperley's shops, supermarkets, schools and bus services
- Welcoming entrance hallway leading directly into the dining/family room
- Bright and spacious lounge with feature bay window and lovely decorative fireplace surround
- Good-sized dining/family room with a beautiful decorative fire surround and staircase to the first floor
- Well-equipped breakfast kitchen with feature French doors overlooking the rear decking and lawn below
- Three double bedrooms (with a generously sized main bedroom)
- Family bathroom with white three-piece suite and electric shower over the bath
- Gas central heating and UPVC double glazing
- Private south-easterly facing rear garden with decking area, lawned and mature planting







Approximate total area⁽¹⁾

102.8 m²
1108 ft²

Reduced headroom

1.3 m²
14 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.



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