



8 Kent Road, Nottingham – NG3 6BE

Guide Price **£270,000**

DavidJames
the estate agent



8 Kent Road

Nottingham, Nottingham

Extended modern 3-bed family home close to Mapperley's amenities! Cosy lounge, superb open dining kitchen, conservatory and a stylish bathroom alongside a well-presented garden and off-street parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

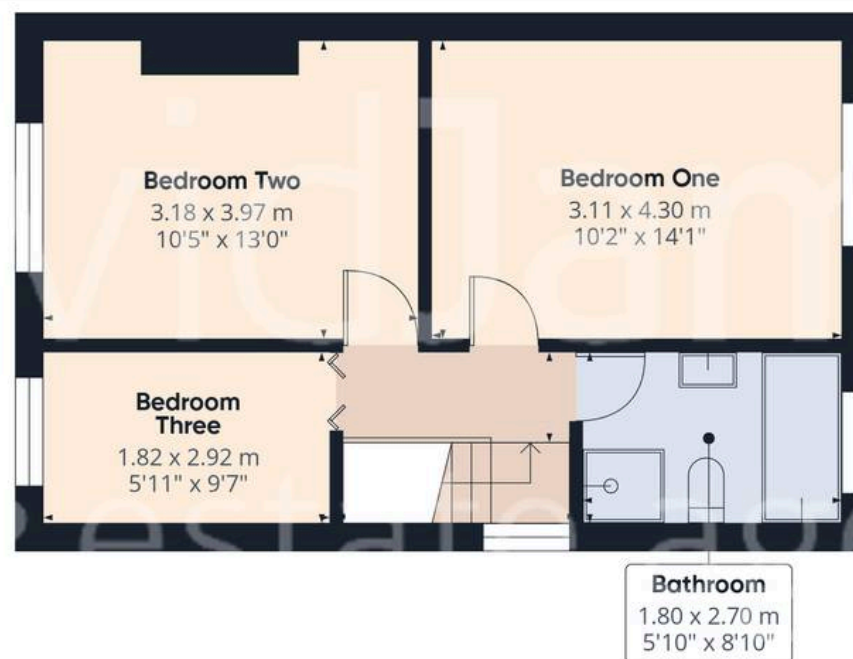
- Well-presented and extended semi-detached family home
- A short walk from Mapperley's excellent variety of shops, bars and restaurants
- Within easy reach of local schools and frequent bus services to Nottingham City Centre
- Cosy lounge featuring a large bay window and a characterful wood-burning stove
- Bright and spacious dining kitchen with integrated appliances
- Conservatory provides additional living space with French doors leading to the garden
- Three bedrooms (including two generous doubles)
- Stylish updated four-piece bathroom with a freestanding bath and separate corner shower enclosure
- Well-maintained south-easterly facing rear garden with lawn, borders and seating areas
- Hardstanding off-street parking to the front







Floor 0



Floor 1

Approximate total area⁽¹⁾

100.8 m²

1085 ft²

Reduced headroom

0.9 m²

9 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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David James Estate Agents

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

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

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