



88 Sandford Road, Nottingham – NG3 6AG

Guide Price **£300,000**

DavidJames
the estate agent



88 Sandford Road

Nottingham, Nottingham

Charming semi-detached family home close to Mapperley's excellent nearby amenities! 2 reception rooms, fitted kitchen, 3 beds and a wet room alongside a southerly-facing and established rear garden.

Council Tax band: B

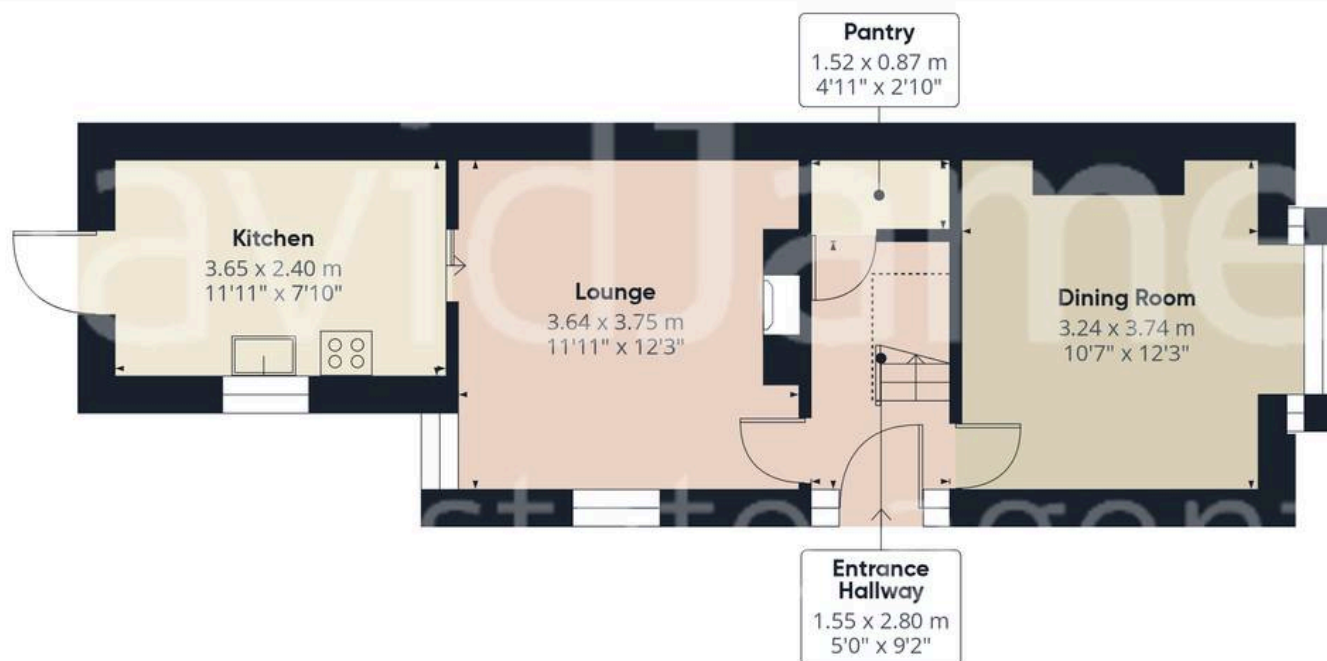
Tenure: Freehold

- Characterful three-bedroom semi-detached home in a highly sought-after Mapperley location
- Within easy reach of popular shops, cafés, schools and excellent transport links
- Cosy lounge with solid wooden flooring, striking wood-burning stove feature and dual aspect windows with garden outlook
- Formal dining room with warm American redwood flooring – ideal for entertaining guests
- Galley-style kitchen with stone worktops, wood-finish units and garden views
- Three bedrooms including two double bedrooms and one ideal as a home office
- Contemporary wet room
- Landscaped rear garden with distinct seating and dining zones for relaxation
- Roof replaced in recent years providing reassurance and low maintenance for new owners









Floor 0



Floor 1

Approximate total area⁽¹⁾

80.4 m²

865 ft²

Reduced headroom

1 m²

11 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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