



135 Sandford Road, Nottingham – NG3 6AG

Guide Price **£290,000**

DavidJames
the estate agent



135 Sandford Road

Nottingham, Nottingham

Stylish three-bed semi in Mapperley with modern kitchen, two reception rooms, modern bathroom, garage and driveway, parking, private garden. Ideal for growing families & working professionals

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stylishly presented semi-detached home in a popular Mapperley location
- Bright and spacious lounge with wood finish flooring
- Separate dual-aspect dining room with continuation of wood-effect flooring
- Modern re-fitted kitchen with solid stone worktops and mint-green cabinetry, integrated Neff hob, Hotpoint oven and Kenwood dishwasher
- Three spacious double bedrooms
- Stylish bathroom with rainfall shower and contemporary tiling
- Enclosed rear garden with patio leading to lawn, and access to the garage
- Driveway providing off-street parking and detached garage with light and power
- Double glazing and modern gas central heating throughout
- Within walking distance to Mapperley Top's shops, cafés, and amenities

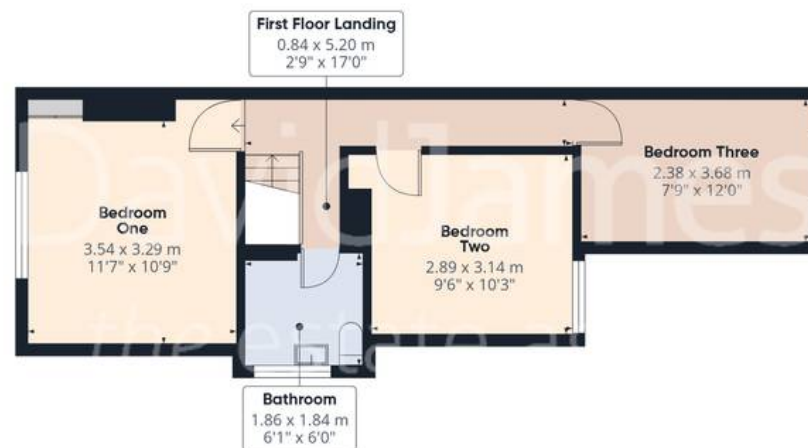








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

93.4 m²

1004 ft²

Reduced headroom

1 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.

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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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