



5 High View Court Magdala Road, Nottingham – NG3 5DH

Guide Price £125,000

DavidJames  
the estate agent



## 5 High View Court Magdala Road

Nottingham, Nottingham

Spacious 2 double bed ground floor maisonette chain - chain free and ideal for first-time buyers, downsizers or investors! Large lounge, dining kitchen, modern bathroom, southerly garden and garage!

Council Tax band: B

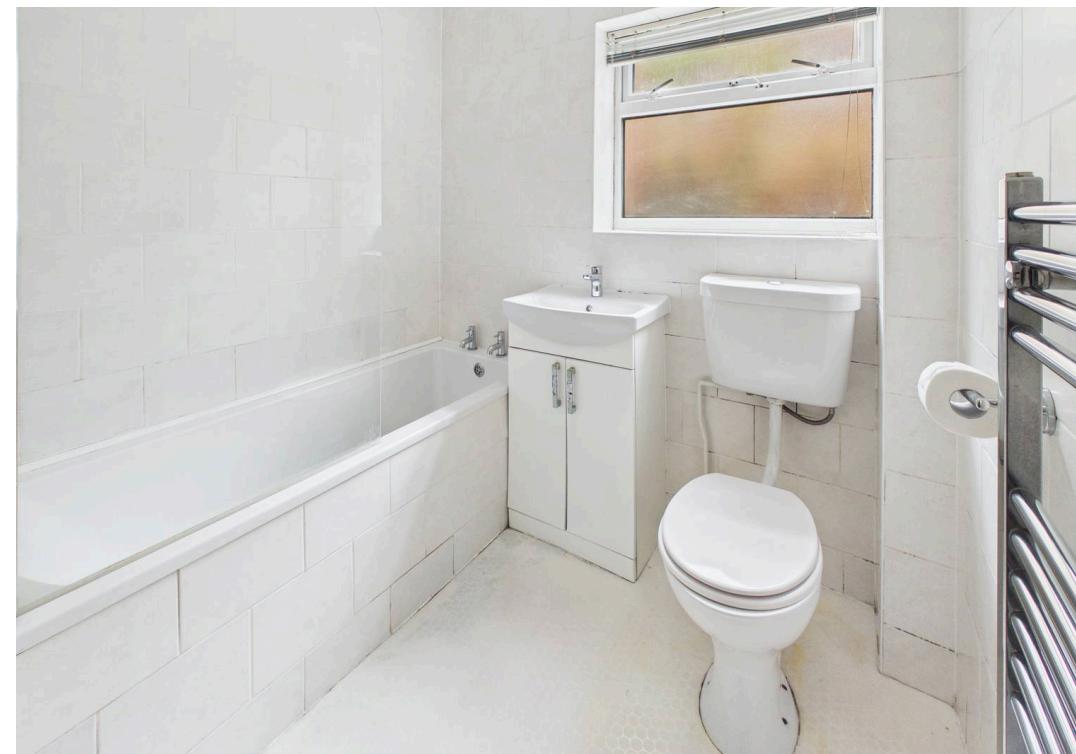
Tenure: Leasehold

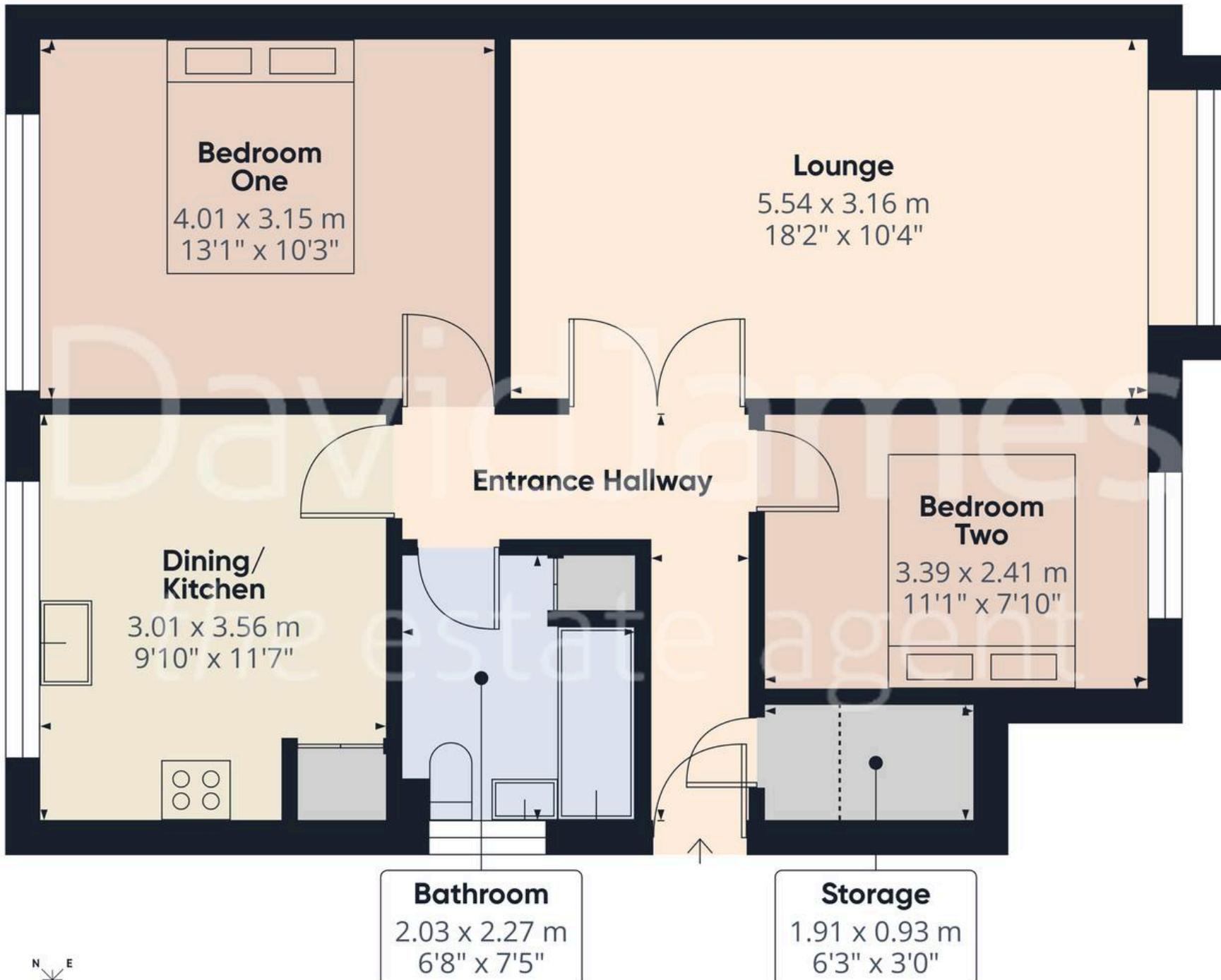
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Well-presented and neutrally decorated ground floor maisonette
- Offered to the market with no upward chain
- Fantastic opportunity for a first-time buyer, downsizer or investor
- Nottingham City Centre's cafés, restaurants and transport links on your doorstep
- Bright and spacious lounge with bay window
- Good-sized dining kitchen with fitted units and integrated cooking appliances
- Two well-proportioned double bedrooms (main bedroom with peaceful rear aspect)
- Fully tiled bathroom with a modern white three-piece suite
- Gas central heating with combination boiler and UPVC double glazing
- Southerly-facing garden with garage in a block







DavidJames  
the estate agent

Approximate total area<sup>(1)</sup>

62 m<sup>2</sup>  
667 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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



## David James Estate Agents

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

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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.