



## 24 Field Maple Drive, Nottingham - NG7 5PU

Guide Price £175,000





## 24 Field Maple Drive

Nottingham, Nottingham

**SUPERB FIRST PURCHASE OR INVESTMENT OPPORTUNITY!** Modern mid-townhouse on a quiet cul-de-sac, amenities & bus links close by featuring lounge/diner, 2 beds, enclosed rear garden, garage & 2 driveways!

Council Tax band: B

Tenure: Freehold

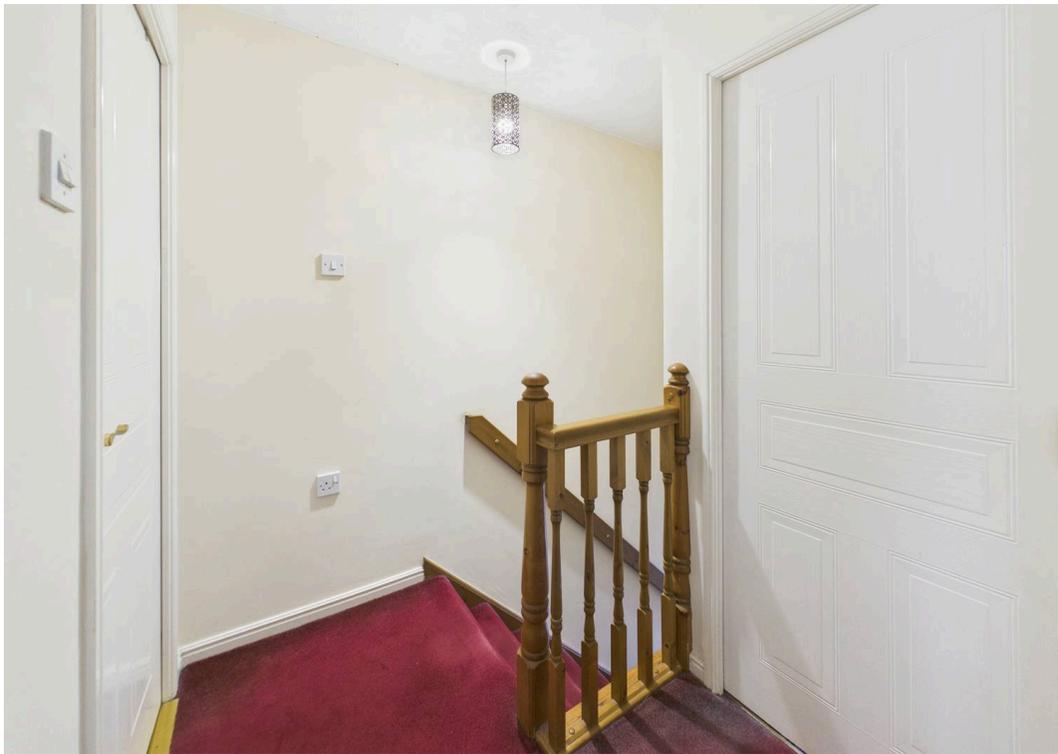
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern mid-townhouse offering chain free purchase
- Quiet cul-de-sac location close to amenities and bus routes
- Ideal first home or smart addition to any investment portfolio
- Welcoming entrance hallway leading to ground floor living areas
- Bright and airy lounge/dining room with neutral decoration
- Fitted kitchen with integrated cooking appliances
- Two double bedrooms (both with built-in wardrobes)
- Three-piece bathroom suite with mains shower over the bath
- Enclosed rear garden with lawn and paved patio seating area
- Separate garage and two driveways providing off-street parking









**Entrance Hallway**  
1.14 x 1.40 m  
3'9" x 4'7"

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
50.1 m<sup>2</sup>  
540 ft<sup>2</sup>

**Reduced headroom**  
1.2 m<sup>2</sup>  
12 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.



## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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