



49 Morley Avenue, Nottingham - NG3 5FZ

Guide Price **£290,000**



49 Morley Avenue

Nottingham, Nottingham

Period-style 3-bed semi-detached home with no chain! Close to both Mapperley and Sherwood's amenities with 2 reception rooms, modern kitchen and an enclosed rear garden! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Impressive period style semi-detached house
- Offered to the market with no upward chain
- Ideal for those seeking convenience and access to Nottingham City Centre
- Within easy reach of both Sherwood and Mapperley's excellent amenities, schools and transport links
- Lounge with a feature fireplace and bay window
- Separate versatile dining/sitting room
- Stylish kitchen with black high gloss units and a breakfast bar
- Three well-proportioned first floor double bedrooms
- First floor bathroom with a three-piece white suite
- Enclosed rear garden with an initial elevated patio area

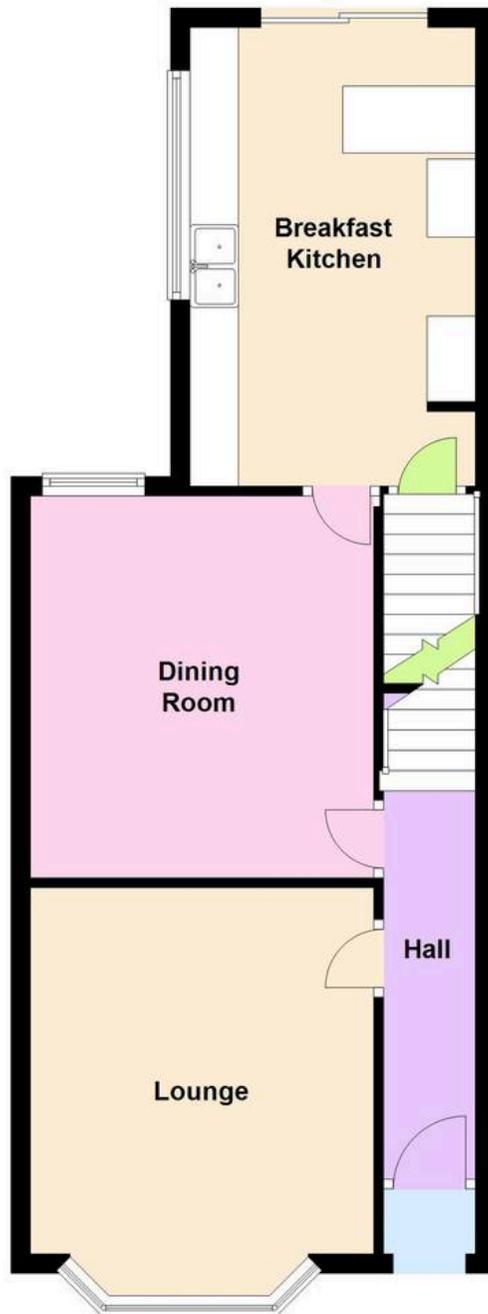






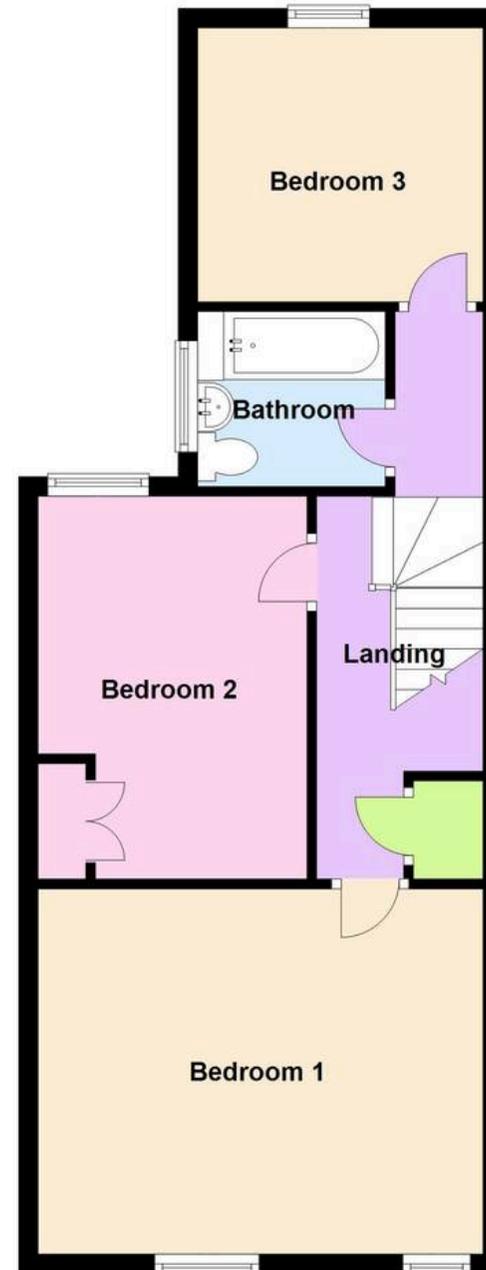
Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 99.5 sq. metres (1071.3 sq. feet)



David James Estate Agents

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

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