



35a Lees Road, Nottingham - NG3 6GZ

Guide Price **£250,000 - £260,000**





35a Lees Road

Nottingham, Nottingham

GUIDE PRICE £250,000–£260,000 3 bed semi-detached home in the sought-after Mapperley – close to excellent amenities! Lounge, kitchen with adjoining dining area, bathroom, generous garden and driveway!

Council Tax band: B

Tenure: Freehold

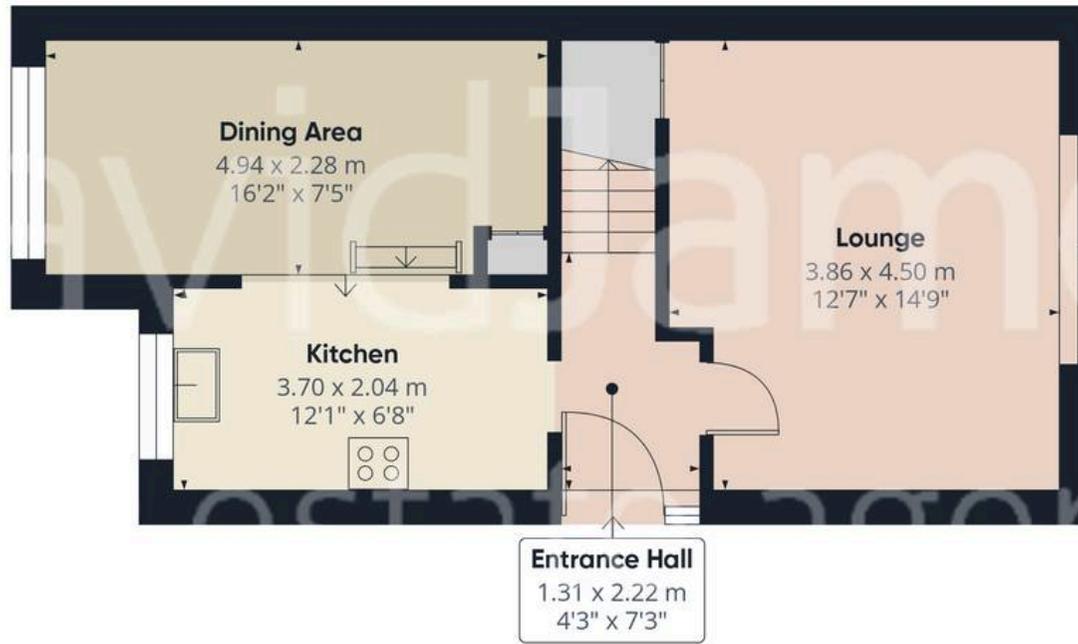
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented semi-detached home
- Within easy reach of Mapperley's excellent amenities, nearby schools and frequent transport links
- Bright and inviting lounge with sliding patio doors
- Fitted kitchen with a range of units and integrated cooking appliances
- Adjoining open-plan dining area off the kitchen
- Three first floor well-proportioned bedrooms
- Modern family bathroom with a three-piece white suite and feature contrast tiling
- Gas central heating and UPVC double glazing
- Generous lawned rear garden with established planting and a feature pergola seating area
- Driveway providing convenient off-street parking



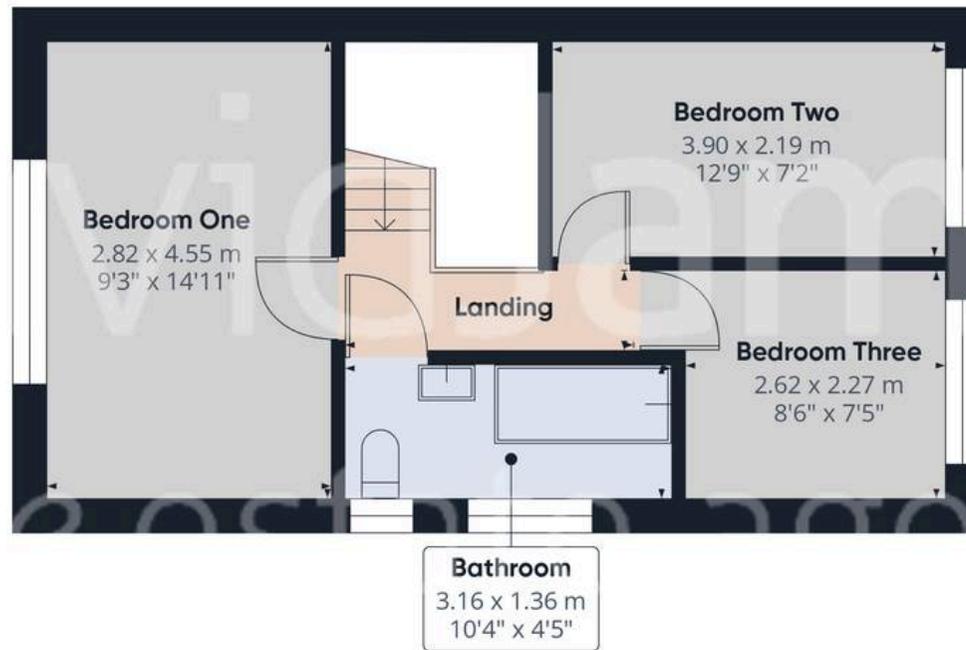




Floor 0

Approximate total area⁽¹⁾

75.7 m²
814 ft²



Floor 1

(1) Excluding balconies and terraces

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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