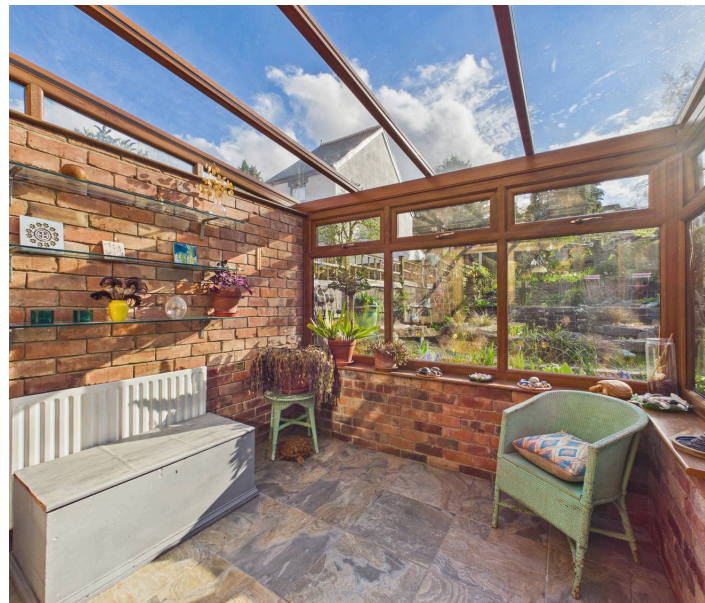




72 Hallam Road, Nottingham - NG3 6HR

Guide Price **£220,000 - £230,000**





72 Hallam Road

Nottingham, Nottingham

GUIDE PRICE £220,000–£230,000 Charming 3 bed semi near Mapperley's shops and bus links! Featuring a bay fronted lounge, dining kitchen, conservatory, shower room and large southerly-facing garden!

Council Tax band: B

Tenure: Freehold

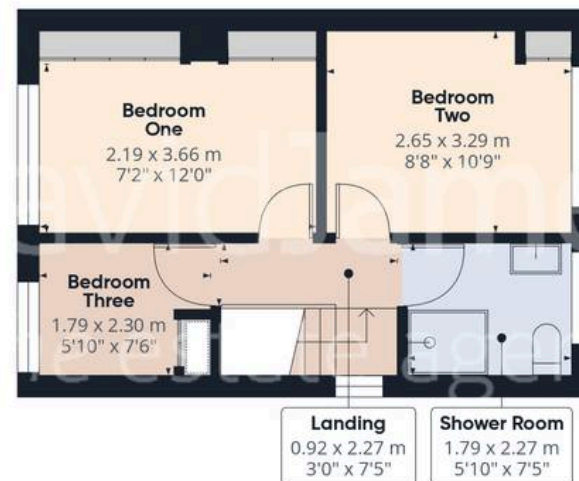
- Traditional semi-detached home offered to the market with no onward chain
- Within easy reach of shops, popular schools and reliable city-bound bus services
- Ideal purchase for families, first-time buyers or those seeking convenient access to Mapperley's amenities
- Charming lounge with bay window and feature fireplace
- Stylish dining kitchen with stone-finish worktops and integrated appliances
- Bright conservatory with exposed brick walls and garden outlook
- Well-arranged layout with three bedrooms (including two double bedrooms)
- Bright and spacious main bedroom with ample built-in wardrobes
- Contemporary shower room with rainfall shower and sleek modern fittings
- Generous, landscaped and southerly-facing tiered garden with a useful detached store







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

68.1 m²
732 ft²

Reduced headroom

0.4 m²
4 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.

GIRAFFE360



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.