



18 Staples Street, Nottingham - NG3 5HR

Guide Price £180,000 - £190,000



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Nottingham

GUIDE PRICE £180,000–£190,000 Extended 2 double bed semi-detached home with no chain! Close to both Mapperley's amenities and Nottingham City Centre and perfect for first-time buyer or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modernised and extended semi-detached house
- Convenient location close to Mapperley amenities and Nottingham City Centre
- Offered with no chain and ideal for first-time buyers or investors
- Spacious lounge with feature fireplace, high ceilings and wood-effect flooring
- Separate and flexible dining/second sitting room
- Stylish and modern fitted kitchen with integrated cooking appliances
- Rear extension provides versatility (ideal as a utility)
- Two well-proportioned and neutrally decorated double bedrooms
- Modern first-floor bathroom with a three-piece suite and herringbone-style flooring
- Southerly-facing and enclosed lawned rear garden with scope for landscaping







Approximate total area⁽¹⁾
64.5 m²
694 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.

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