



158 Hilton Road, Nottingham – NG3 6AR

Guide Price £325,000 – £350,000



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Nottingham

GUIDE PRICE £325,000–£350,000 NO CHAIN! Well-presented chalet-style detached home in Mapperley featuring 3 beds, 2 reception rooms & conservatory alongside driveway, garage & wraparound gardens!

Council Tax band: C

Tenure: Freehold

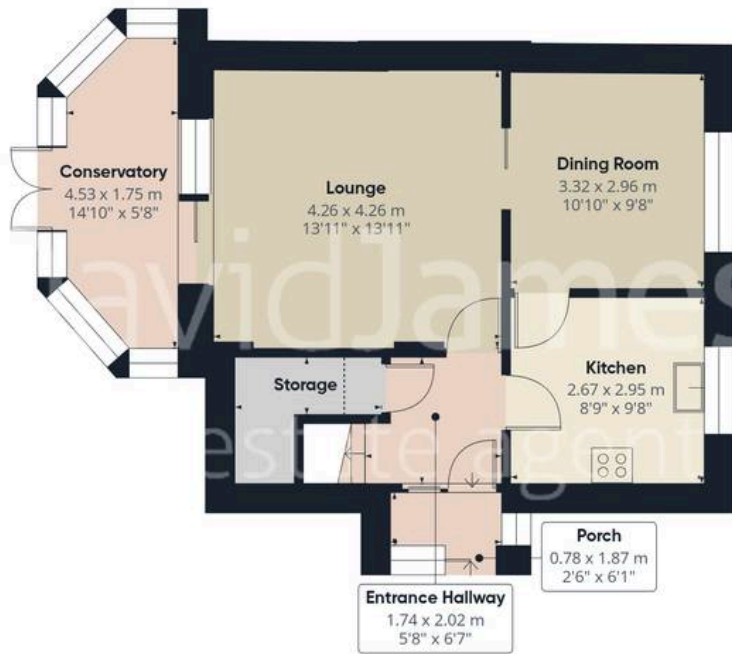
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

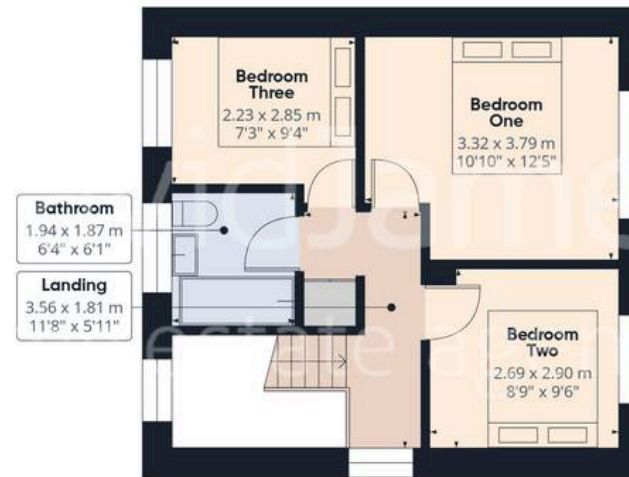
- Well-presented chalet-style detached home
- Offered to the market with no upward chain
- Sought-after Mapperley location within walking distance of shops, amenities and bus links
- Generous rear lounge with a feature fireplace and patio doors
- Flexible second reception room ideal for dining, working or relaxing
- Well-equipped fitted kitchen with a range of integrated appliances
- Spacious partially galleried landing serving three double bedrooms
- Bright fully tiled bathroom with white suite and mains shower over bath
- Wrap-around gardens with lawn and garden shed providing storage
- Gated driveway and detached garage providing ample off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

86.2 m²

928 ft²

Reduced headroom

2.2 m²

24 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



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