



4 Maltby Road, Nottingham – NG3 5QZ

Guide Price £260,000 – £270,000

DavidJames
the estate agent



4 Maltby Road

Nottingham

GUIDE PRICE £260,000–£270,000 NO CHAIN!

Traditional 3 bed semi-detached close to nearby amenities and schools! Lots of potential with 2 reception rooms, kitchen and bathroom plus a southerly garden!

Council Tax band: C

Tenure: Freehold

- Traditional semi-detached family home with lots of potential
- Offered to the market with no upward chain
- Highly sought-after location bordering Mapperley and Woodthorpe with excellent nearby amenities
- Welcoming entrance hall with a convenient cloakroom/WC
- Two reception rooms (lounge and a separate sitting/dining room)
- Fitted kitchen with solid stone worktops and gardens views
- Three first floor bedrooms (main bedroom with a feature bay window and excellent views)
- Four-piece first floor family bathroom (including both a bath and separate shower enclosure)
- South-easterly facing rear garden with lawn, established planting and a tree-lined backdrop
- Driveway and garage providing convenient off-street parking









Floor 0

Approximate total area⁽¹⁾

97.8 m²

1053 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.

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.