



2 Kent Road, Nottingham – NG3 6BE

Guide Price £325,000



2 Kent Road

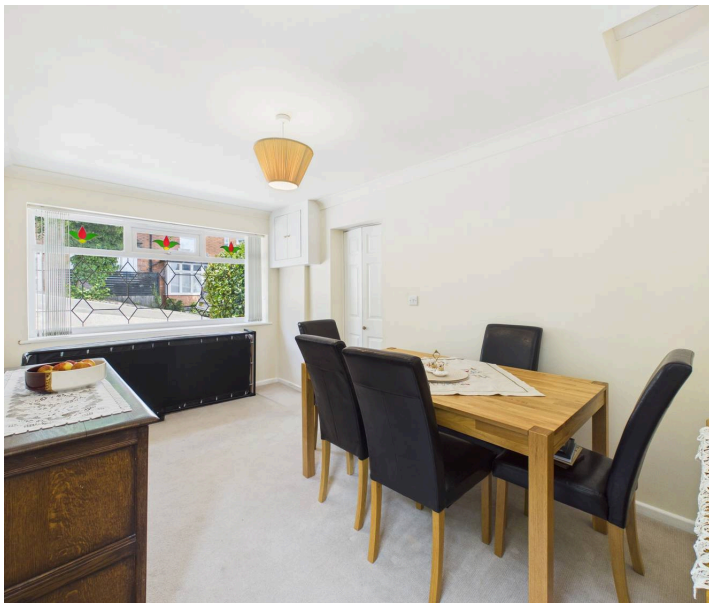
Nottingham

Detached bungalow offering single storey living in sought-after Mapperley location. Featuring three beds, two reception rooms, lovely gardens & off-street parking making this a fantastic opportunity.

Council Tax band: C

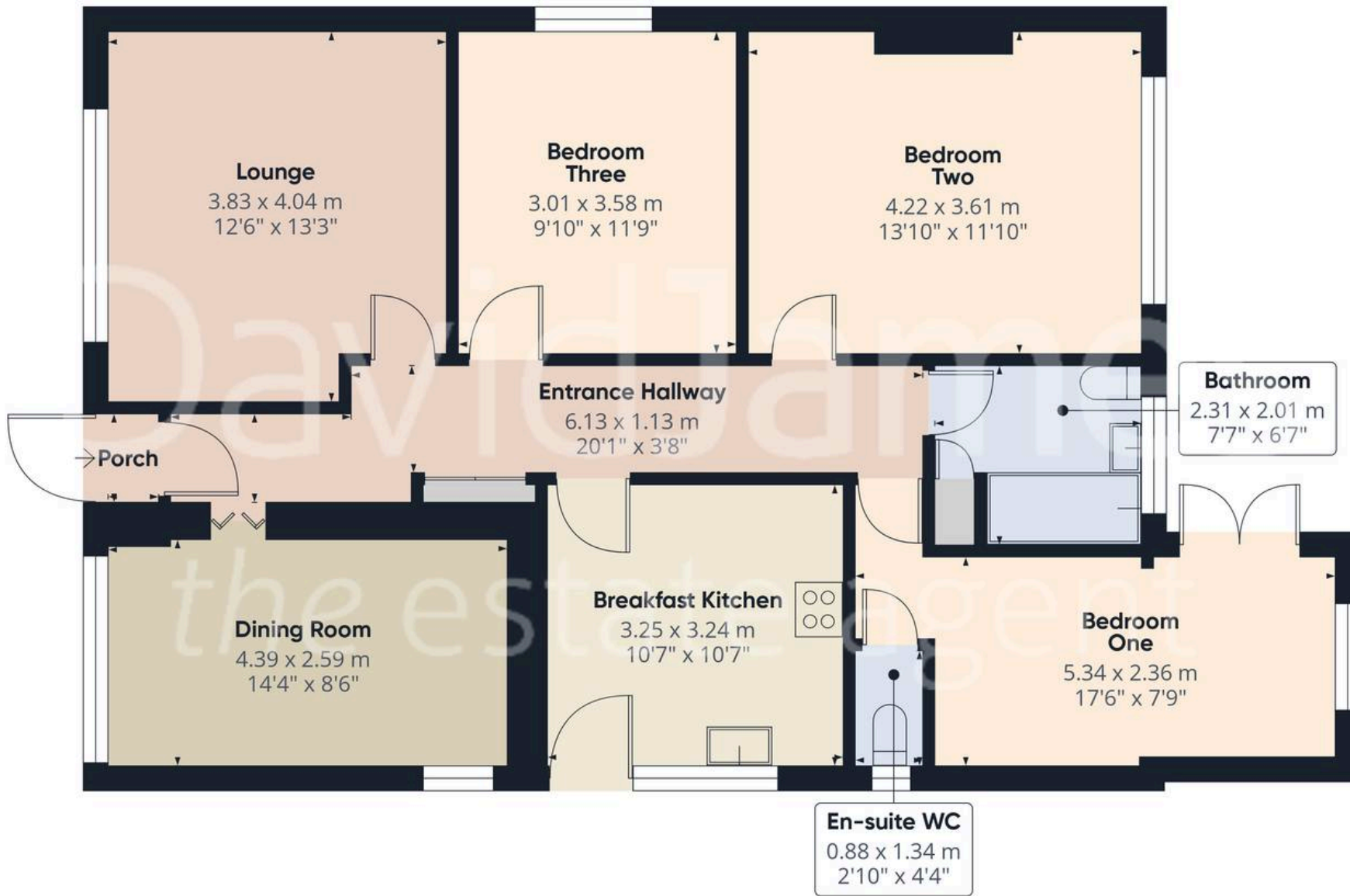
Tenure: Freehold

- Delightful detached bungalow offering spacious and versatile single-storey living
- Superbly positioned near the top of Kent Road close to Mapperley's shops and bus services
- Welcoming entrance hallway with practical built-in sliding door storage
- Spacious lounge featuring a modern electric fire and attractive wall lighting
- Versatile second reception room currently utilised as a dining room
- Bright and spacious main bedroom with en-suite WC and feature French doors
- Second and third bedrooms both benefiting from fitted bedroom furniture
- Three-piece bathroom suite with electric shower over the bath
- Attractive southerly-facing rear garden with patio and lawn
- Driveway parking to the front









Approximate total area⁽¹⁾
91.6 m²
985 ft²

(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.