



**16 Corby Road, Nottingham, NG3 5HF**

**Price Guide £280,000 - £300,000**

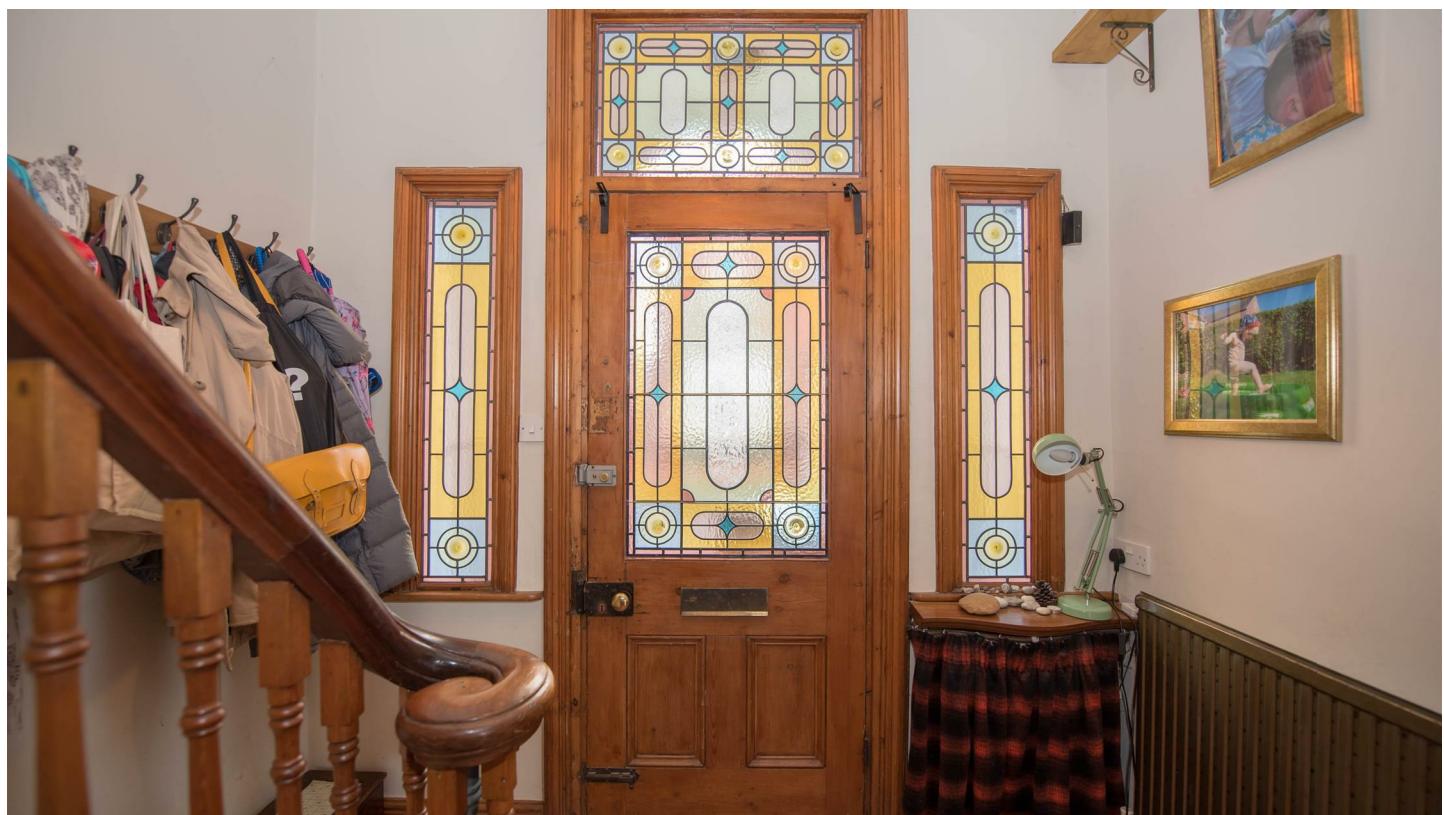
- Unique Three Bedroom Semi Detached Victorian House
- Wealth Of Original Features
- Spacious Landscaped Rear Garden
- Well Maintained Throughout
- GUIDE PRICE £280,000 - £300,000
- Lounge, Dining Room and Basement Room/Snug
- Two Level Garage
- Sought After Road
- No Upward Chain

# 16 Corby Road, Nottingham NG3 5HF

GUIDE PRICE £280,000 - £300,000 - DMW Property Services are delighted to offer to the market this unique, spacious and well maintained three bedroom semi-detached Victorian property which is situated on a sought after road in the Mapperley area. The substantial and well proportioned property blends modern living with a wealth of character features including original staircase and doors, High ceilings, Original Cast Iron Fireplaces, Cornice and picture rails. The house also has some unique additional features which include the two level garage/studio and the converted basement. The accommodation briefly comprises; Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Converted Basement, W.C and Double Level Garage . Externally there is a walled and gated entrance to the front and a large beautifully lawned garden with a patio area to the rear. The property is a ideal for someone looking for a property that has that extra something.



Council Tax Band: B



Storm Porch  
Enters in the Entrance Hall.

Entrance Hall  
Tiled flooring. Character balustrade. Doors to the  
Lounge, Kitchen/Diner and Basement.

Lounge  
14'1 x 13'0  
Bay window to the front elevation.

Kitchen Area  
9'5 x 8'7  
Tiled flooring. A range of base and wall units.  
Window to the rear.

Dining Room Area  
13'0 x 12'10  
Patio doors to the rear elevation.

Downstairs Lobby  
W.C  
Sani-flow toilet. Sink unit.

Basement  
12'10 x 11'7

First Floor Landing  
Doors to all Bedrooms and Bathroom.

Master Bedroom  
12'10 x 11'11  
Window to the rear elevation.

Bedroom Two  
12'10 x 12'10  
Window to the front elevation.

Bedroom Three  
8'7 x 7'3  
Window to the front elevation.

Bathroom  
Bath. Shower cubicle. Sink unit. Low level flush toilet.  
Window to the rear.

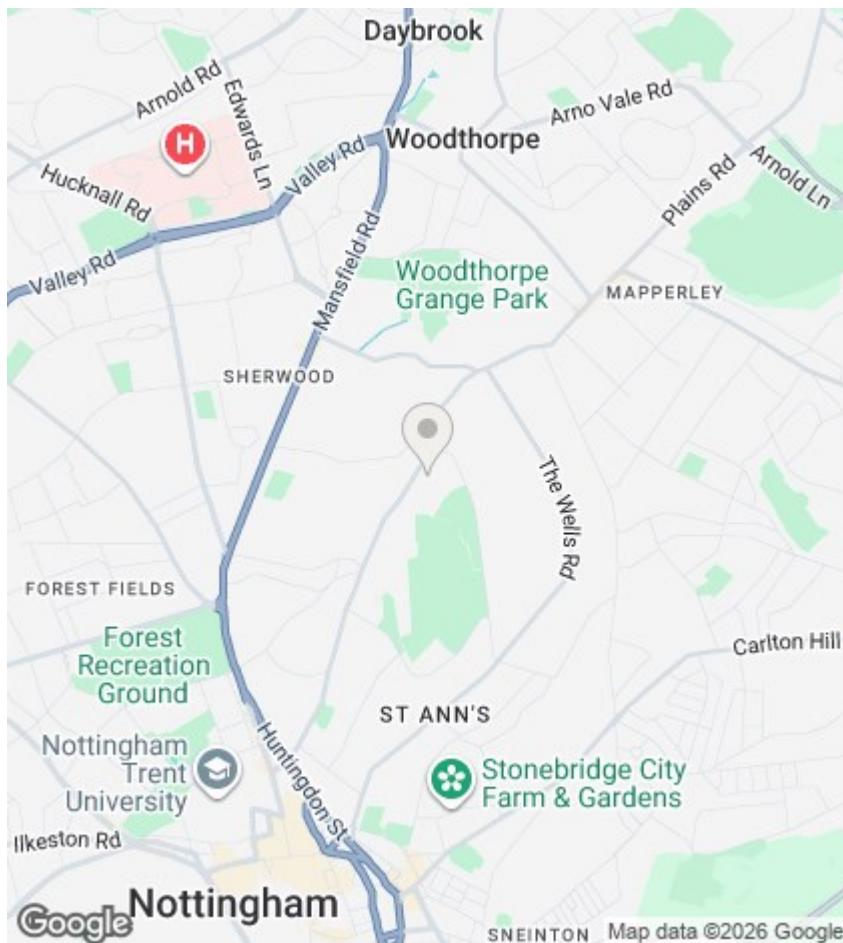
Garage - ground floor  
25'0 x 8'10

Garage - Top Floor  
25'0 x 8'10

Exterior  
Well presented rear garden.







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1800 Sq.ft. (167.27 sq.m.)

