

# HoldenCopley

PREPARE TO BE MOVED

Ethel Avenue, Mapperley, Nottinghamshire NG3 6HD

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Guide Price £225,000 - £300,000

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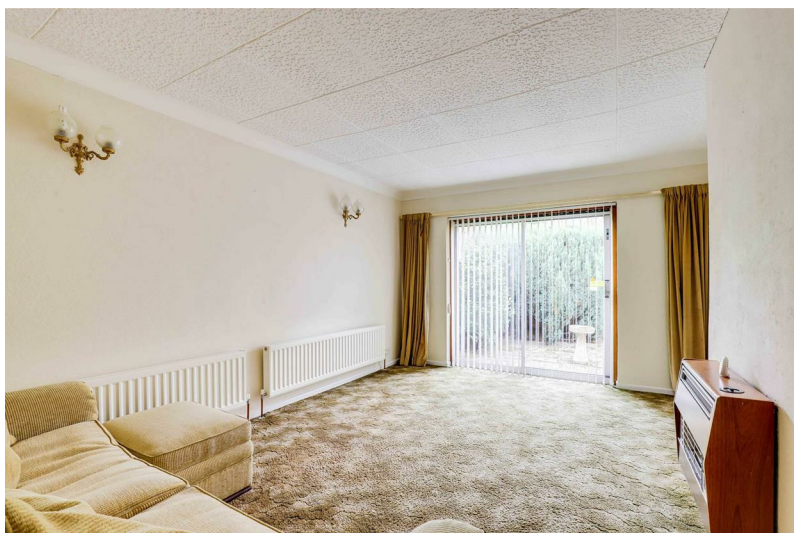


GUIDE PRICE £225,000 - £250,000

### BUNGALOW LIVING...

Nestled in a peaceful neighbourhood, this three-bedroom detached bungalow presents an exciting opportunity for those looking to put their personal touch on a property and transform it into their dream home. Upon entering, you're welcomed by an inviting entrance hall that provides a glimpse of the potential this bungalow holds. The living room offers generous proportions and abundant natural light, providing the perfect setting for cosy evenings with loved ones or relaxed gatherings with friends. The kitchen beckons as a space of culinary exploration and innovation. With a bit of imagination and creativity, you can transform this area into a hub of gastronomic delight. The bungalow boasts three bedrooms, each offering the promise of peaceful retreats. Your imagination is your only limitation when it comes to crafting bedrooms that reflect your individual taste and comfort preferences. The three-piece bathroom suite is a canvas awaiting your artistic touch. Personalise this space to create a serene oasis where you can unwind and rejuvenate after a long day. A conveniently placed driveway and garage provide ample parking for vehicles and potential storage solutions. Step outside to discover a private enclosed garden that offers a serene escape from the hustle and bustle of everyday life. This green space is a blank canvas for landscaping and gardening enthusiasts to bring nature's beauty right to your doorstep. Situated near a variety of amenities, this property is an ideal choice for a diverse range of buyers seeking comfort, convenience and a peaceful living environment nearby a range of local amenities such as shops, eateries and transport links into the City Centre.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedroom
- Fitted Kitchen
- Spacious Living Room
- Three Piece Bathroom Suite
- Front & Rear Gardens
- Garage
- Driveway Providing Off Street Parking
- Sought After Location
- 360 Virtual Tour





## ACCOMMODATION

### Entrance Hall

6'9" x 5'6" (2.07m x 1.70m)

The entrance hall has carpeted flooring, coving to the ceiling, two radiators, thermostat, loft hatch, UPVC double glazed window to the front and a single door providing access into the accommodation

### Living Room

12'0" x 15'11" (3.66m x 4.86m)

The living room has carpeted flooring, coving to the ceiling, two radiators, recessed chimney breast with a wall mounted gas fire, TV point and UPVC double glazed sliding doors providing access to the rear garden

### Kitchen

10'11" x 11'10" (3.34m x 3.63m)

The kitchen has tile effect flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink with a drainer and mixer taps, wall mounted boiler, recessed chimney breast, radiator, space and plumbing for a washing machine and other under appliances, UPVC double glazed window to the rear elevation and a single door providing access into the accommodation

### Master Bedroom

11'11" x 11'10" (3.64m x 3.62m)

The main bedroom has carpeted flooring, coving to the ceiling, radiator and a UPVC double glazed window to the front elevation

### Bedroom Two

9'5" x 12'0" (2.89m x 3.66m)

The second bedroom has carpeted flooring, coving to the ceiling, radiator and a UPVC double glazed window to the front elevation

### Bedroom Three

11'10" x 7'9" (3.63m x 2.38m)

The third bedroom has carpeted flooring, coving to the ceiling, radiator and UPVC double glazed window to the side elevation

### Bathroom

6'3" x 7'9" (1.91m x 2.36m)

The bathroom has carpeted flooring, fully tiled walls, wall mounted towel rail, washbasin with mixer taps, low level flush WC, double walk in shower enclosure with a wall mounted mains-fed shower and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### FRONT

To the front is a garden area with a range of lawns, path, a range of decorative plants and shrubs, with steps leading to the accommodation

### REAR

To the rear is an enclosed garden with a paved area, raised lawned areas, a range of decorative plants and shrubs with a wall and hedge surround

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

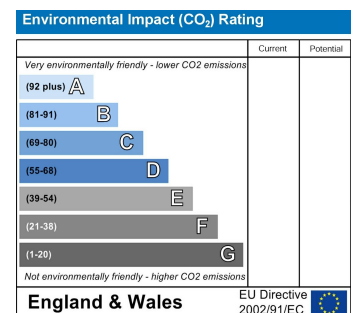
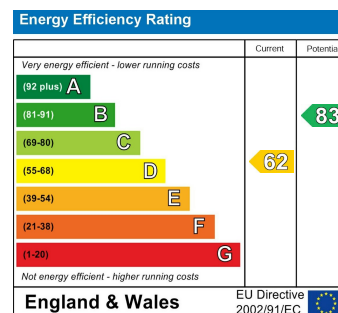
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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