

# HoldenCopley

PREPARE TO BE MOVED

Gregory Avenue, Mapperley, Nottinghamshire NG3 6BW

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**Guide Price £200,000 - £230,000**

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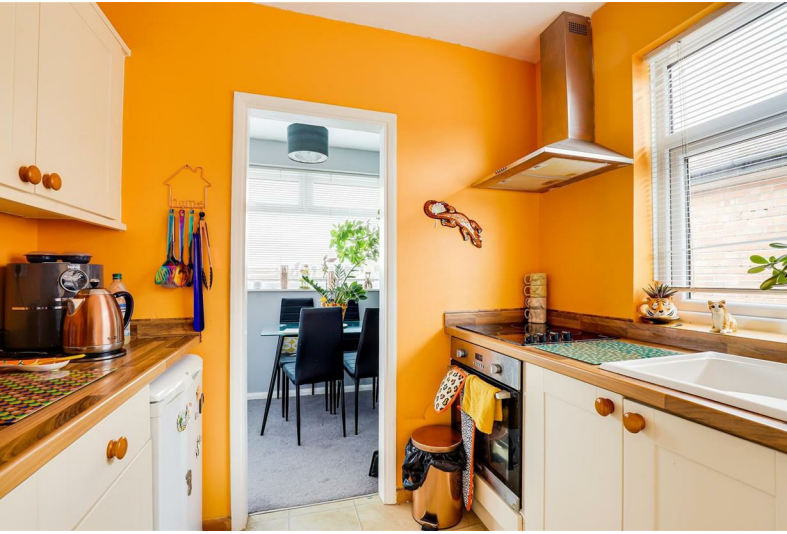


GUIDE PRICE £200,000 - £220,000

LOCATION, LOCATION LOCATION...

This charming two-bedroom semi-detached bungalow in Mapperley offers spacious living spaces and ample built-in storage, making it an ideal choice for a variety of homebuyers. Located in the highly sought-after Mapperley area, this property boasts immense potential and provides easy access to a range of shops, dining options, and excellent transportation links to the City Centre. Internally, the property features an inviting entrance hall, a well-fitted kitchen, a generously-sized living room complete with a striking feature fireplace, a separate dining room, and two well-proportioned bedrooms. The master bedroom conveniently includes built-in wardrobes, enhancing storage options. A three-piece bathroom suite services the bedrooms, ensuring convenience and comfort. Outside, the property offers a mature front garden adorned with decorative plants and shrubs, complemented by a pathway leading to the accommodation, complete with a handrail for added accessibility. At the rear, you'll find a spacious enclosed garden featuring a lush lawn, an array of decorative plants and shrubs, and a paved seating area perfect for enjoying the Summer months. Overall, this semi-detached bungalow is a delightful property with the potential to become your dream home, set in a highly desirable location, and boasting ample space and storage to cater to various lifestyles.

MUST BE VIEWED!





- Semi-Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Separate Dining Room
- Three Piece Bathroom Suite
- Front & Rear Gardens
- On Street Parking Available
- Sought After Location
- 360 Virtual Tour





## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, radiator, in-built storage cupboard, smoke alarm and a single UPVC door providing access into the accommodation

### Living Room

9'11" x 17'8" (3.04m x 5.40m)

The living room has carpeted flooring, TV point, radiator, recessed chimney breast with a feature electric fire and UPVC double glazed window to the front elevation

### Kitchen

7'10" x 7'1" (2.41m x 2.16m)

The kitchen has tiled flooring, a range of fitted wall and base units with fitted wood effect worksurfaces, integrated oven with electric hobs and an over hood extractor fan, sink with drainer and mixer taps, space and plumbing for a washing machine, undercounter fridge and freezer and UPVC double glazed window to the side elevation

### Master Bedroom

12'0" x 10'0" (3.66m x 3.05m)

The main bedroom has carpeted flooring, in-built double wardrobe, radiator and UPVC double glazed sliding doors providing access to the rear garden

### Bedroom Two

8'11" x 7'11" (2.74m x 2.43m)

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

### Bathroom

6'1" x 5'0" (1.86m x 1.53m)

The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, low level flush WC, vanity washbasin with mixer taps, walk in shower enclosure with mains fed rainfall shower and shower over, chrome towel rail, extractor fan and UPVC double glazed obscure window to the side elevation

### Dining Room

7'10" x 5'9" (2.41m x 1.76m)

The dining room has carpeted flooring, radiator, space for a dining table and chairs and UPVC double glazed window to the front elevation

## OUTSIDE

### FRONT

To the front is a decorative garden with a range of mature plants and shrubs, path leading to the accommodation with a handrail and wall surround with availability for on street parking

### REAR

To the rear is a large enclosed garden with a lawn, paved seating area, steps, pathway, range of decorative plants and shrubs with a hedge and fence 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:

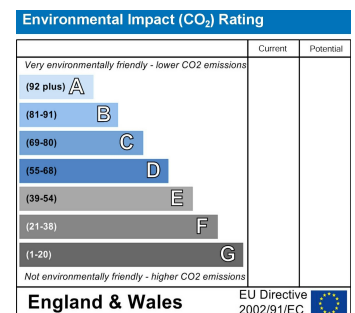
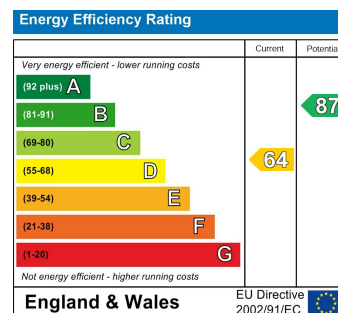
Property Tenure is Freehold

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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**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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