

HoldenCopley

PREPARE TO BE MOVED

Wycliffe Grove, Mapperley, Nottinghamshire NG3 5FP

Guide Price £150,000 - £170,000

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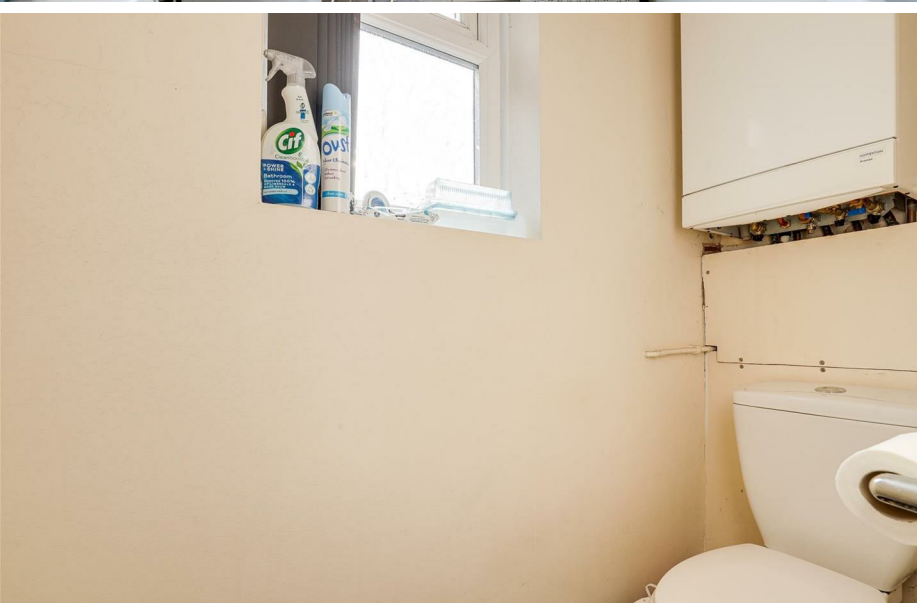
GUIDE PRICE £150,000 - £160,000

CASH BUYERS ONLY - NO UPWARD CHAIN...

Introducing this three-bedroom mid-terraced house which is available to the market with no upward chain, making it the perfect choice for those looking to move in quickly. The ground floor of this property boasts a bay-fronted living room, offering a warm and inviting space for family gatherings and relaxation. Adjoining this, you'll find a spacious dining room, perfect for entertaining guests and creating wonderful memories. The kitchen offers ample space for your culinary adventures. Additionally, the ground floor offers the convenience of a two-piece bathroom suite and a separate W/C, ensuring all your essential needs are met. Heading to the first floor, you'll discover two well-proportioned bedrooms, each providing a tranquil and private retreat. On the second floor, there's a third bedroom that offers flexibility and can be used as an office, guest room or a cosy sanctuary. This property's outdoor space is equally appealing, with both front and rear low-maintenance gardens, providing the ideal setting for outdoor activities or simply relaxing in the fresh air. Situated in a quiet location, this property provides a tranquil and serene environment, ensuring a peaceful atmosphere to call home. The area of Mapperley is highly regarded and sought after, with its convenient amenities, excellent schools, and easy access to transportation links, making it an ideal choice for families, professionals and investors.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Private Enclosed Low-Maintenance Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

13'9" x 11'5" max (4.21 x 3.49 max)

The living room has laminate flooring, a TV point, an exposed brick chimney breast with a wooden mantelpiece and tiled hearth, a radiator, cornice to the ceiling, a UPVC double glazed bay window to the front elevation and a single door providing access into the accommodation

Dining Room

12'5" x 11'5" (3.80 x 3.50)

The dining room has laminate flooring, an exposed brick recessed chimney breast, an in-built storage cupboard, space for a fridge freezer, a radiator and a UPVC double glazed window to the rear elevation

Kitchen

8'7" x 6'4" (2.62 x 1.94)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space for an oven, space and plumbing for a washing machine, tiled splashback, laminate flooring, a UPVC double glazed window to the side elevation and a single door providing access to the rear garden

Bathroom

6'0" x 5'7" (1.84 x 1.71)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a shower screen, a radiator, partially tiled walls, tiled flooring, access to the W/C and a UPVC double glazed obscure window to the side elevation

W/C

6'0" x 2'4" (1.85 x 0.73)

This space has a low-level dual flush W/C, a wall-mounted boiler, tiled flooring and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Master Bedroom

11'5" x 11'5" (3.50 x 3.50)

The master bedroom has laminate flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

11'6" x 11'6" (3.52 x 3.51)

The second bedroom has laminate flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

SECOND FLOOR

Bedroom Three

16'4" x 8'8" (5.00 x 2.65)

The third bedroom has laminate flooring, a radiator and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick-walled garden

Rear

To the rear of the property is a private enclosed low-maintenance garden with panelled fencing

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

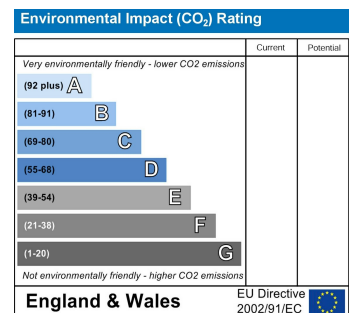
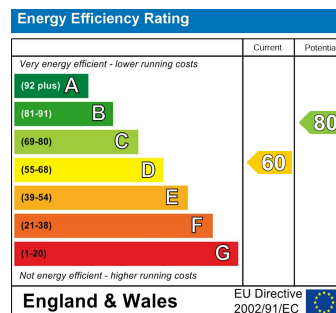
The vendor has advised the following:

Property Tenure is Freehold

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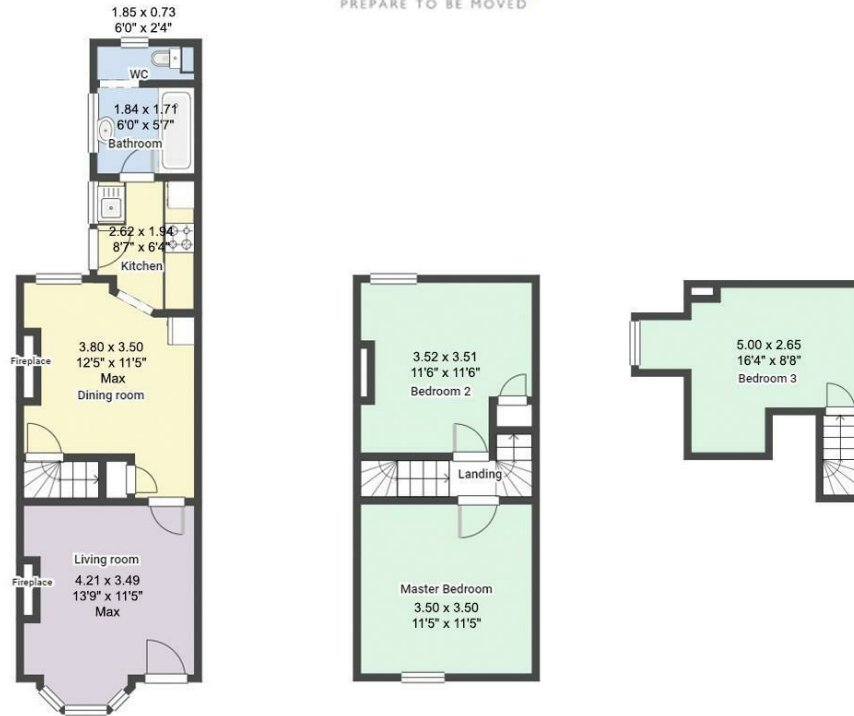
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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