

HoldenCopley

PREPARE TO BE MOVED

Kent Road, Mapperley, Nottinghamshire NG3 6BS

Guide Price £275,000

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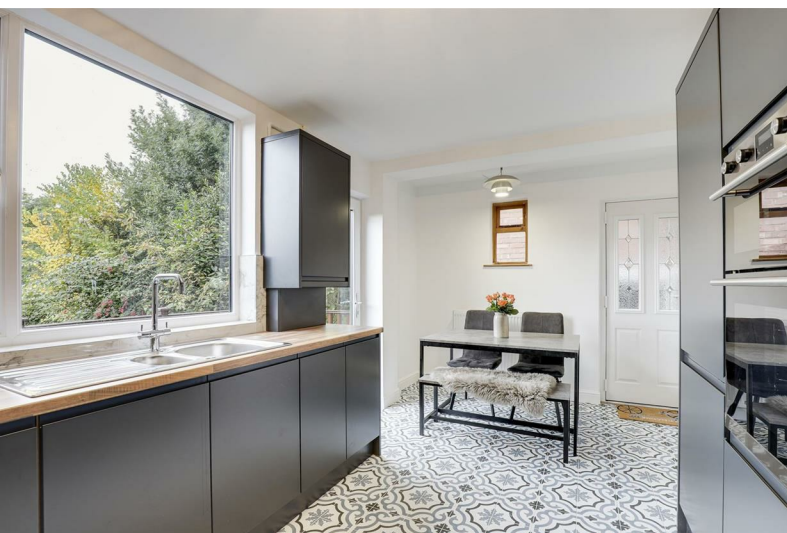


GUIDE PRICE: £275,000 - £295,000

NO UPWARD CHAIN...

This two-bedroom semi-detached house offers generously proportioned, contemporary living spaces, enhanced by ample storage options, making it an ideal residence for a range of buyers. Situated in the highly desirable Mapperley area, the property provides easy access to a variety of shops, restaurants and transportation links to the City Centre. Upon entering the house, you are welcomed by an entrance which leads to a spacious living room featuring a distinctive fireplace. The ground floor also houses a modern fitted kitchen/diner equipped with integrated appliances and providing access to a balcony, adding a touch of luxury to everyday living. Moving to the first floor, you'll find two well-proportioned bedrooms, both serviced by a stylish three-piece bathroom suite. The exterior of the property is equally appealing, with on-street parking options to the front of the property. The rear of the house boasts an enclosed two-tier garden, complete with a patio, lawn and a range of plants and shrubs, providing a delightful outdoor space to relax and entertain. This residence seamlessly combines modern comforts with a sought-after location, making it an excellent choice for those seeking a stylish and convenient home in Mapperley.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Modern Fitted Kitchen/Diner With A Balcony
- Spacious Lounge
- Stylish Three-Piece Bathroom Suite
- Private Enclosed Garden
- On-Street Parking
- No Upward Chain
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 2'11" (1.17m x 0.89m)

The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation

Living Room

14'11" x 12'10" (4.55m x 3.93m)

The living room has carpeted flooring, a recessed brick built chimney breast with a hearth, a mantelpiece and a gas fire, a radiator, a picture rail and a double glazed bay window to the front elevation with stained glass inserts

Kitchen/Diner

9'4" x 16'2" (2.87m x 4.94m)

The kitchen/diner has a range of fitted wall and base units with wood-effect worktops, a stainless steel sink and a half with a mixer tap, an integrated oven and grill with a separate gas hob and extractor fan, an integrated fridge freezer, marble-effect splashback, a radiator, a pantry, a window to the side elevation, a UPVC double glazed window to the rear elevation, a single composite door providing access to the side of the accommodation and a single UPVC door providing access to the balcony

FIRST FLOOR

Landing

2'10" x 6'0" (0.88m x 1.83m)

The landing has carpeted flooring, a UPVC double glazed obscure window to the side elevation and provides access to the loft and first floor accommodation

Master Bedroom

12'11" x 12'11" (3.95m x 3.94m)

The main bedroom has carpeted flooring, a recessed chimney breast with a tiled hearth and an open fireplace, a TV point, a radiator, a picture rail and a UPVC double glazed window to the front elevation

Bedroom Two

9'5" x 9'10" (2.88m x 3.01m)

The second bedroom has carpeted flooring, in-built storage cupboards, a TV point, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bathroom

5'11" x 5'10" (1.82m x 1.80m)

The bathroom has a vanity-style wash basin with a mixer tap, a low-level flush W/C, a panelled bath with a hand-held and wall-mounted mains fed shower fixture, a shower screen, a heated towel rail and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a courtyard style garden with gated access and availability for on-street parking

Rear

To the rear of the property is a two-tiered enclosed garden with a patio area, a lawn, a range of plants and shrubs and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

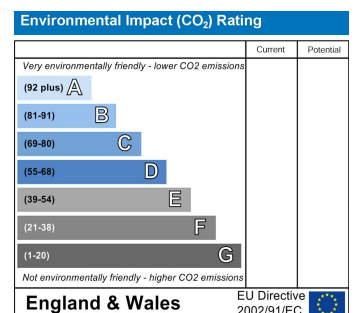
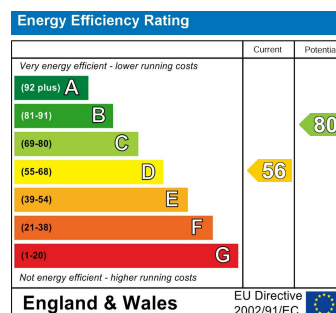
The vendor has advised the following:

Property Tenure is Freehold

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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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