

# HoldenCopley

PREPARE TO BE MOVED

Plains Road, Mapperley, Nottinghamshire NG3 5QT

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£225,000



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GUIDE PRICE - £225,000 - £250,000

NO UPWARD CHAIN, PERFECT FOR A RENOVATION PROJECT...

Nestled in the sought-after locale of Mapperley, this enticing three-bedroom semi-detached house beckons with an abundance of space and untapped potential. Offered to the market with no upward chain, this residence is a canvas awaiting personalisation. The property enjoys a prime position, boasting close proximity to various local amenities, excellent schools, and seamless access to the bustling City Centre. As you step through the entrance hall on the ground floor, you are welcomed by a warm and inviting living room, seamlessly connected to a dining room that opens up to a well-appointed kitchen. This fluid layout ensures an open and airy atmosphere, perfect for both daily living and entertaining. Ascending to the first floor, three generously sized bedrooms await, serviced by a bathroom suite. Outside, the front of the property features a convenient driveway leading to a garage at the rear, providing ample parking space. The low-maintenance courtyard-style garden completes the picture, offering a private outdoor retreat. This property represents not just a house, but a home brimming with possibilities and located in a vibrant community with all the conveniences one could desire.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Driveway & Garage
- Plenty Of Potential
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, a radiator, panelled feature wall with shelving, obscure windows to the side elevation, and a single door providing access into the accommodation.

### Living Room

12'7" into bay x 12'1" (3.86m into bay x 3.69m)

The living room has a single-glazed bay window to the front elevation, wood-effect flooring, a radiator, a TV point, a picture rail, and a feature fireplace with a decorative surround.

### Dining Room

12'1" x 11'9" (3.69m x 3.60m)

The dining room has a single-glazed window to the side and rear elevation, wooden flooring, a radiator, and open access into the kitchen.

### Kitchen

12'4" x 7'9" (3.76m x 2.38m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, wood-panelled walls, a single-glazed window to the side and rear elevation, and a single door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has a picture rail, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

12'1" x 11'3" (3.69m x 3.44m)

The first bedroom has a single-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bedroom Two

10'5" x 9'0" (3.18m x 2.76m)

The second bedroom has a single-glazed window to the side and rear elevation, carpeted flooring, a radiator, and a picture rail.

### Bedroom Three

12'4" x 7'11" (3.77m x 2.43m)

The third bedroom has a single-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

6'2" x 6'1" (1.89m x 1.87m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, fully tiled walls, an in-built cupboard, and a single-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a gated block-paved driveway, with access to the garage towards the rear.

### Rear

To the rear of the property is a low maintenance garden with block-paved patio.

## 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.

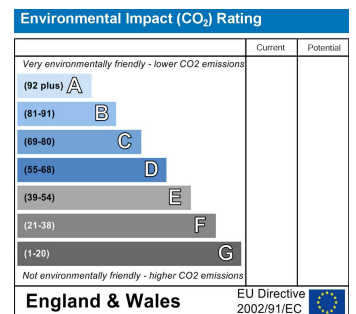
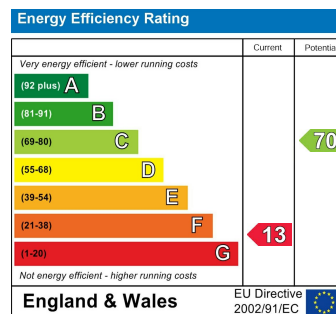
The vendor has advised the following:

Property Tenure is Freehold

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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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