

HoldenCopley

PREPARE TO BE MOVED

Sandford Road, Mapperley, Nottinghamshire NG3 6AJ

Guide Price £220,000

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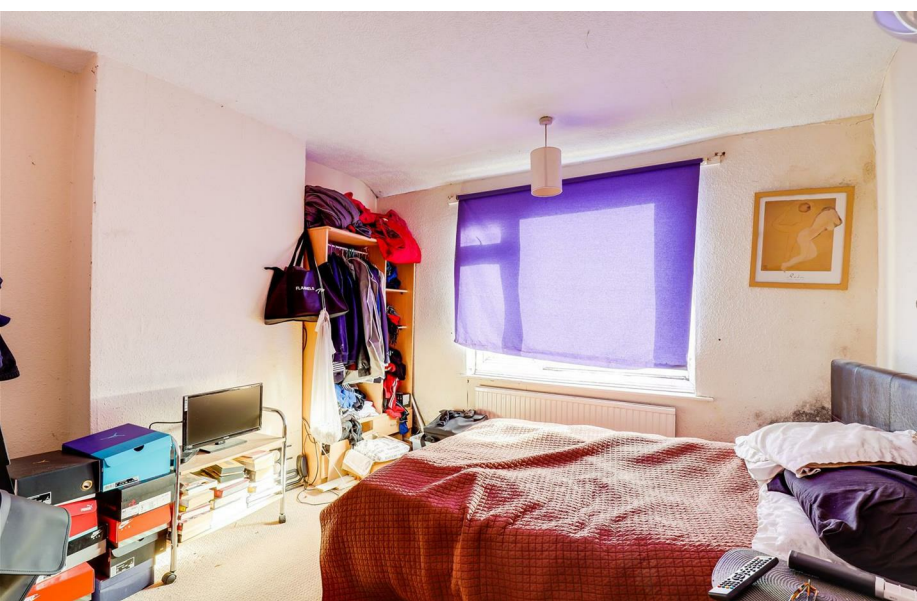
GUIDE RICE £220,000 - £240,000

NO UPWARD CHAIN...

Presenting a three-bedroom semi-detached house to the market, this property offers plenty of space and potential throughout whilst benefiting from no upward chain, making it the perfect buy for a range of buyers. Nestled in a sought-after location on a tranquil flat road, the residence is a stone's throw away from the vibrant Mapperley Top. This bustling area boasts an array of shops, eateries, excellent transport links, and easy access to the City Centre. The ground floor welcomes you with an entrance hall leading to two spacious reception rooms and a kitchen. Ascending to the first floor reveals two generously sized double bedrooms and a single bedroom, all serviced by a bathroom suite. Outside, the front is adorned with a driveway for two cars, providing convenient parking, and offers access to the detached garage at the rear. The property is complete with an enclosed mature garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Three-Piece Bathroom Suite
- Driveway & Detached Garage
- Enclosed Garden
- Quiet, Residential Location
- Close To Local Amenities & Excellent Schools
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'4" x 7'0" (4.07m x 2.14m)

The entrance hall has carpeted flooring, a radiator, an in-built under stair cupboard, UPVC double-glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

12'3" x 10'8" (3.75m x 3.27m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a feature fireplace, and open access into the dining room.

Dining Room

12'2" x 11'5" (3.72m x 3.50m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, and a sliding patio door opening out to the rear garden.

Kitchen

10'9" x 7'7" (3.29m x 2.33m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, wood-effect vinyl flooring, partially tiled walls, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door to provide side access.

FIRST FLOOR

Landing

3'6" x 6'10" (1.09m x 2.10m)

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

Master Bedroom

11'5" x 12'2" (3.49m x 3.73m)

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

Bedroom Two

11'6" x 10'9" (3.52m x 3.28m)

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

Bedroom Three

7'10" x 7'8" (2.41m x 2.35m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

7'7" x 7'8" (2.32m x 2.35m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, vinyl flooring, fully tiled walls, a radiator, an in-built cupboard, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for two cars, along with access into the detached garage.

Rear

To the rear of the property is a private enclosed mature garden with a patio area, and hedged borders.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

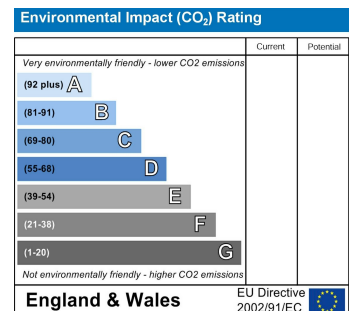
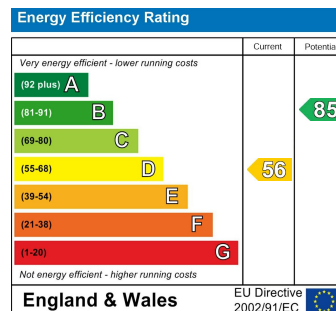
The vendor has advised the following:

Property Tenure is Freehold

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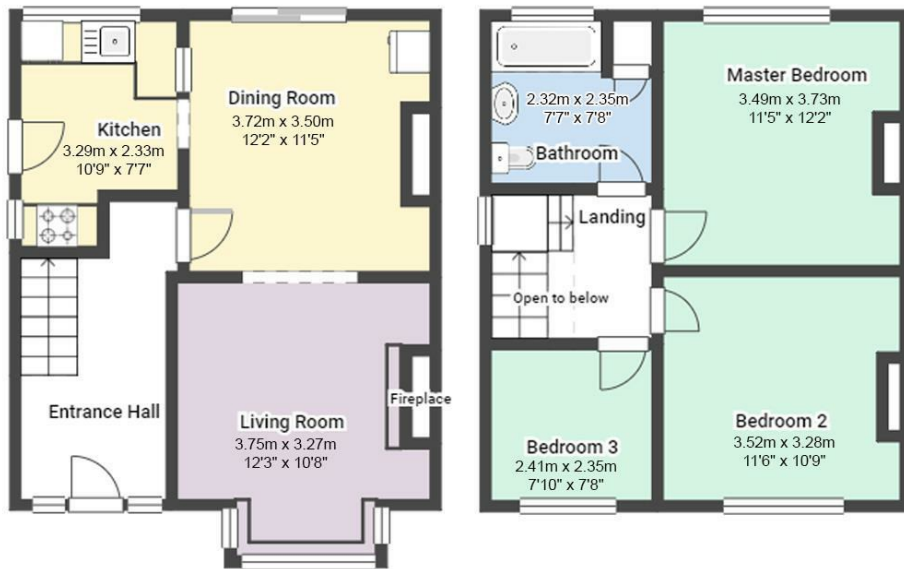
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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