

# HoldenCopley

PREPARE TO BE MOVED

Kenrick Road, Mapperley, Nottinghamshire NG3 6FB

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**Guide Price £220,000 - £230,000**

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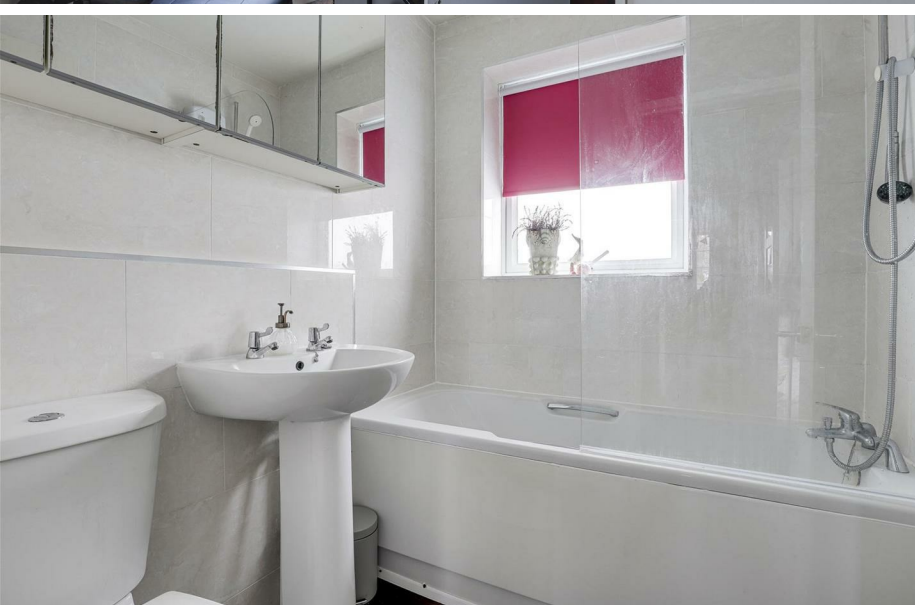
GUIDE PRICE £220,000 - £230,000

### SPACIOUS MID-TERRACED HOUSE...

Welcome to this charming three-bedroom mid-terraced house, offering a delightful combination of comfort and style. The ground floor welcomes you with an inviting entrance hall, leading to a bay-fronted living room, perfect for relaxing evenings with family and friends. The fitted kitchen is a modern culinary haven, providing ample space for cooking and entertaining. Ascending to the first floor, you'll discover three well-appointed bedrooms, each offering a cosy retreat for rest and relaxation. The three-piece bathroom suite ensures convenience and comfort for the entire household. Outside, the property boasts convenient access to on-street parking at the front, making daily life hassle-free. To the rear, a private enclosed garden provides an idyllic outdoor space for leisure and recreation. Additionally, a garage adds practicality and extra storage space to this already appealing home. Situated in a popular location within reach of the vibrant Mapperley Top hosting a range of local amenities, various schools and easy access into Nottingham City Centre. Don't miss the opportunity to make this mid-terraced gem your own – a perfect blend of comfort, convenience and style.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Garage
- Spacious Accommodation
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, a fitted storage cupboard and a single UPVC door providing access into the accommodation

### Living Room

14'1" x 10'9" (4.31m x 3.30m)

The living room has carpeted flooring, an in-built storage cupboard, a TV point, a radiator and a double glazed bay window to the front elevation

### Kitchen

13'9" x 9'8" (4.21m x 2.95m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated hob, an extractor fan, an integrated fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, space for a dining table, tiled splashback, a radiator, recessed spotlights, a UPVC double glazed window to the rear elevation and a UPVC glass sliding door providing access to the rear garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard and provides access to the first floor accommodation

### Bedroom One

12'1" x 7'11" (3.70m x 2.43m)

The main bedroom has carpeted flooring, a fitted wardrobe, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Two

10'2" x 8'3" (3.10m x 2.54m)

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

### Bedroom Three

7'4" x 5'6" (2.25m x 1.68m)

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

### Bathroom

5'9" x 5'0" (1.76m x 1.54m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a shower screen, a radiator, tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a lawn, a range of plants and shrubs and access to on-street parking

### Rear

To the rear of the property is a private enclosed garden with a decked area, steps down to a further decked area, a stone chipped

area, a range of plants and shrubs, an outdoor tap, panelled fencing and a garage

## 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.

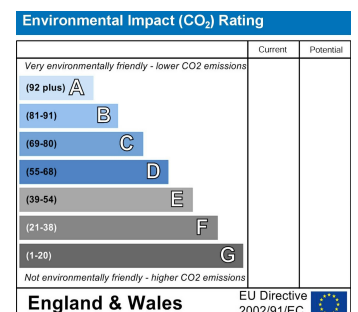
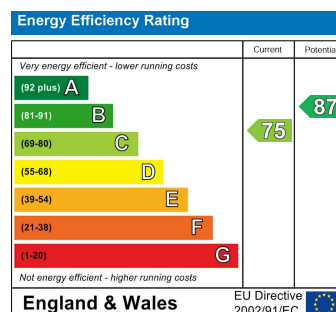
The vendor has advised the following:

Property Tenure is Freehold

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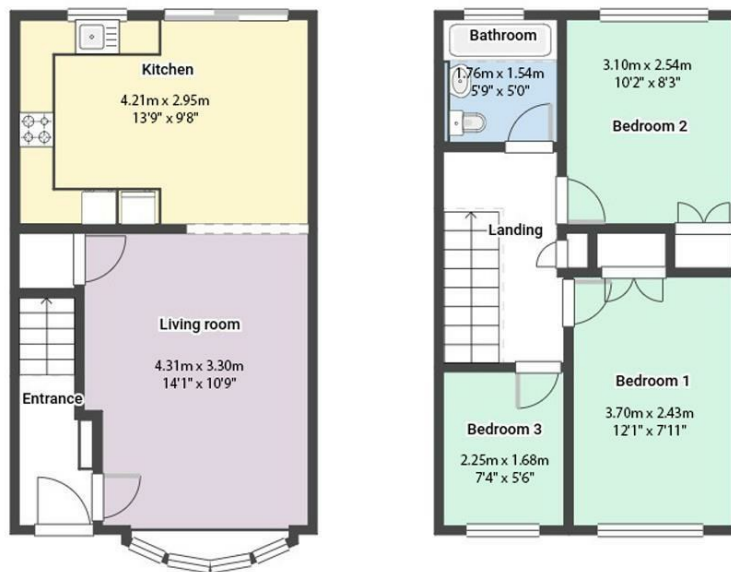
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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