

HoldenCopley

PREPARE TO BE MOVED

Hilton Road, Mapperley, Nottinghamshire NG3 6AN

Guide Price £300,000 - £325,000

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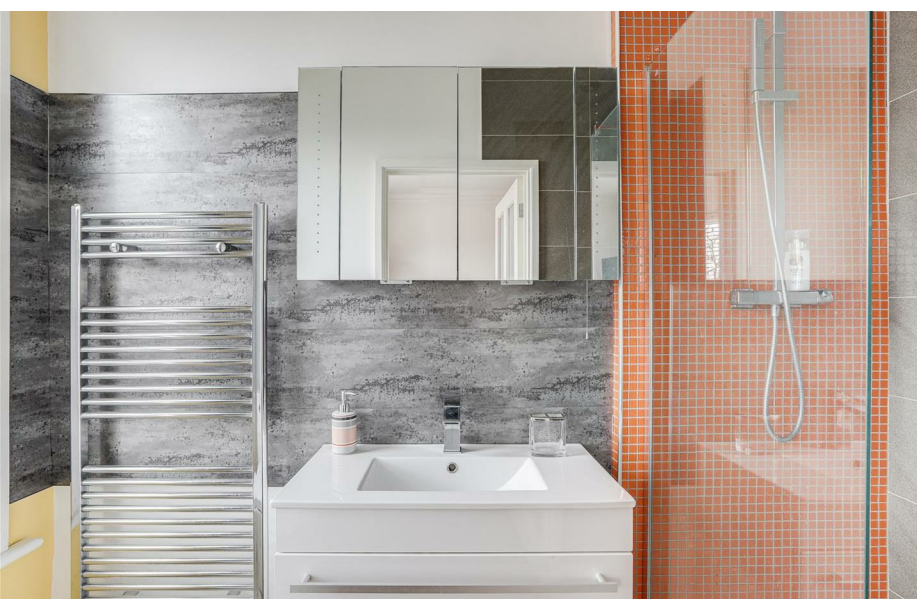
GUIDE PRICE £300,000 - £325,000

NO UPWARD CHAIN...

Welcome to this charming three-bedroom semi-detached house, immaculately presented throughout and offering the added advantage of no upward chain. Nestled in a sought-after location, this property boasts proximity to various local amenities, excellent school catchments, and effortless access to the City Centre. Upon entering, you're greeted by a warm and inviting living room featuring a traditional fireplace and an exposed brick wall, creating a cosy relaxing atmosphere. The adjoining dining room provides ample space for entertaining, seamlessly flowing into the modern fitted kitchen, where culinary adventures await. Ascending to the upper level, you'll find two generously sized double bedrooms, a comfortable single bedroom, and a stylish three-piece bathroom suite. The master bedroom has its own en-suite, offering convenience and privacy. Externally, the front of the property offers convenient on-street parking, complemented by an artificial lawn and decorative touches enhancing its kerb appeal. The rear garden is a tranquil oasis, boasting a delightful patio seating area, leading up to an artificial lawn and a charming summer house. A perfect space to enjoy the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- En-Suite & Family Bathroom
- Cellar
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

22'6" x 5'3" (max) (6.88m x 1.61m (max))

The entrance hall has solid wood flooring, a radiator, cornices to the ceiling, feature panelled walls, access to the cellar and a single door providing access into the accommodation.

Living Room

14'5" x 11'10" (max) (4.40m x 3.63m (max))

The living room has solid wood flooring, a radiator, cornices to the ceiling, an exposed brick wall, a traditional fireplace, recessed spotlights and a bay window to the front elevation.

Dining Room

12'10" x 10'0" (max) (3.93m x 3.07m (max))

The dining room has carpeted flooring, a radiator, cornices to the ceiling, a recessed chimney breast alcove, and two windows to the side and rear elevation.

Kitchen

12'6" x 10'1" (3.82m x 3.09m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an integrated microwave, an integrated fridge freezer, an extractor fan, partially tiled walls, a vertical radiator, tiled flooring, two windows to the side and rear elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

13'0" x 5'2" (3.98m x 1.60m)

The landing has carpeted flooring, a radiator, recessed spotlights, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

15'3" x 14'4" (max) (4.65m x 4.38m (max))

The main bedroom has carpeted flooring, a radiator, recessed spotlights, cornices to the ceiling and a bay window to the front elevation.

En-Suite

8'7" x 4'0" (2.64m x 1.23m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a hand-held shower head, a heated towel rail, recessed spotlights, an extractor fan, vinyl flooring and an obscure window to the front elevation.

Bedroom Two

12'11" x 10'1" (max) (3.96m x 3.09m (max))

The second bedroom has carpeted flooring, a radiator, access to the loft and a window to the rear elevation.

Bedroom Three

10'2" x 5'9" (3.11m x 1.76m)

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

Bathroom

7'2" x 6'4" (2.19m x 1.95m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding bath, a radiator, partially tiled walls, solid wood flooring and a Velux window.

BASEMENT

Cellar

21'5" x 15'10" (max) (6.53m x 4.84m (max))

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

The front of the property has access to on-street parking, gated access to the rear, an artificial lawn and decorative stones.

Rear

To the rear of the property is an enclosed garden with a paved patio area, an artificial lawn, a summer house decorative stones, courtesy lighting and a hedge border.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast broadband available with highest download speed available at 1000Mbps - highest upload speed available at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

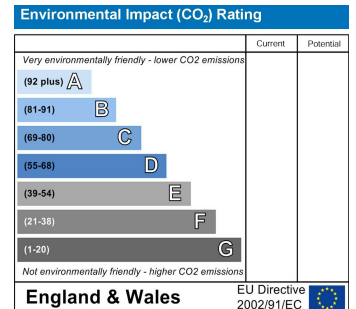
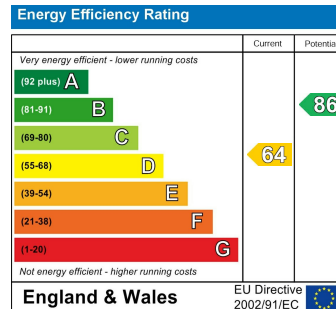
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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