

HoldenCopley

PREPARE TO BE MOVED

Eaton Street, Mapperley, Nottinghamshire NG3 5PL

Guide Price £285,000 - £295,000

GUIDE PRICE £285,000 - £295,000

WELL-PRESENTED THROUGHOUT...

Welcome to this well-presented three-bedroom detached house, ideally located in a popular area offering a wealth of local amenities, including Mapperley Tops within walking distance and easy access to Nottingham City Centre just a short drive away. Step inside to discover a thoughtfully designed interior, starting with a spacious reception room that provides the perfect setting for relaxation and entertaining. The modern fitted kitchen/diner is a highlight of the home, featuring double French doors that open out to the rear garden. Completing the ground floor is a convenient W/C, adding practicality to everyday living. Ascend to the upper level to find two double bedrooms, both boasting fitted wardrobes for ample storage, along with a single bedroom featuring a handy storage cupboard. A stylish bathroom completes the layout. Outside, the property boasts a driveway at the front, providing off-road parking for multiple cars and featuring an EV charging point. The rear garden is an inviting outdoor oasis, with an enclosed space featuring a patio seating area and a lawn area perfect for enjoying the outdoors. The property also benefits from a new build warranty with 7.5 years remaining.

MUST BE VIEWED



- Detached House
- Three Bedrooms
- Reception Room
- Kitchen/Diner
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- Enclosed Garden
- Sought-After Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

15'4" x 8'5" (4.68m x 2.58m)

The living room has wood-effect flooring and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

14'8" x 9'5" (4.48m x 2.88m)

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 mixer tap, an integrated oven, gas hob, fridge freezer and washing machine. An extractor fan, an in-built storage cupboard, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

This space has a low level dual flush W/C, a wash basin with a splash back, a radiator and tiled flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the first floor accommodation and access to the boarded loft.

Master Bedroom

13'2" x 7'9" (4.03m x 2.37m)

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

Bedroom Two

11'7" x 7'9" (3.54m x 2.37m)

The second bedroom has wood-effect flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'11" x 6'3" (2.73m x 1.91m)

The third bedroom has wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bathroom

7'6" x 6'2" (2.31m x 1.90m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, gated access to the rear garden, courtesy lighting and a EV charging point.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a shed, fence panelling and a brick wall boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed 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

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

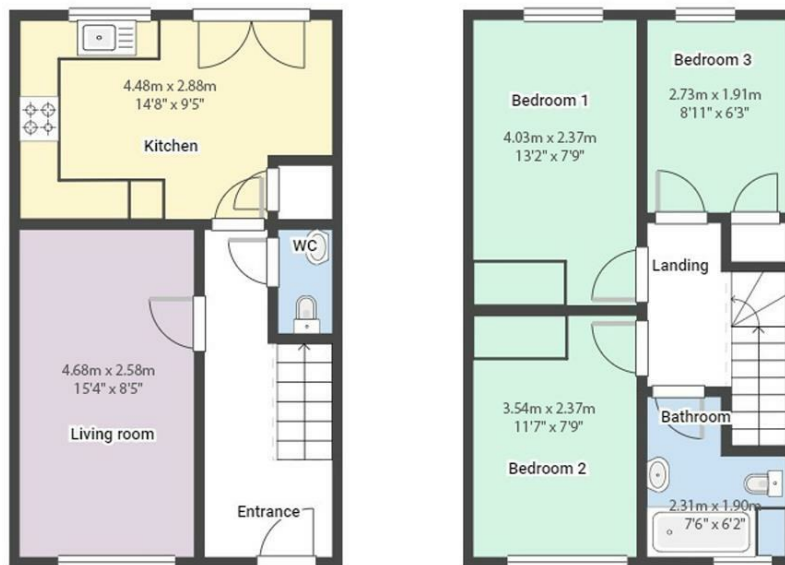
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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



Eaton Street, Mapperley, Nottinghamshire NG3 5QL

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.