

HoldenCopley

PREPARE TO BE MOVED

Landmere Gardens, Mapperley, Nottinghamshire NG3 3BJ

Guide Price £160,000 - £170,000

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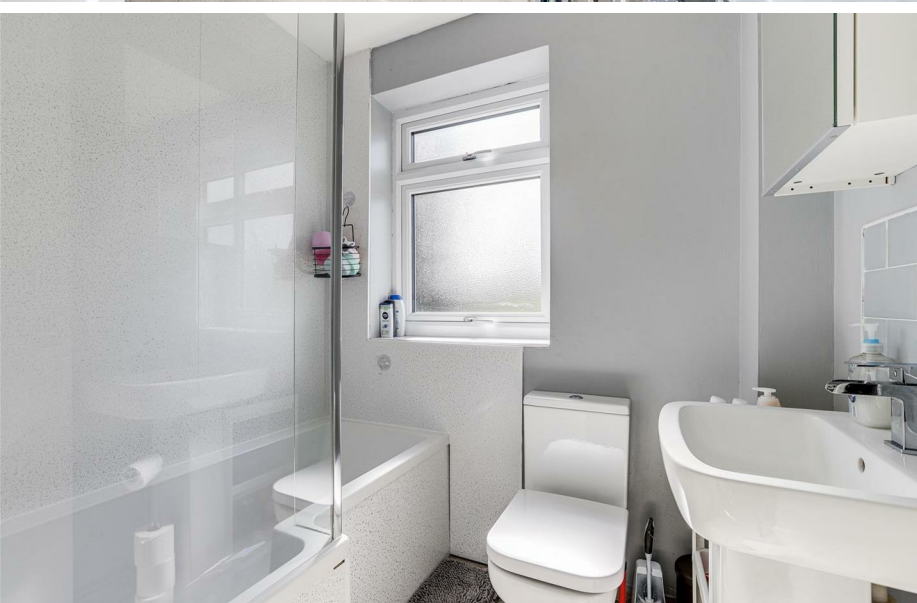
GUIDE PRICE £160,000 - £170,000

NO CHAIN...

Nestled in a sought-after locale, this two-bedroom terraced house presents an enticing opportunity for first-time buyers. Situated in a thriving community, it boasts convenient proximity to essential amenities including shops, schools, and excellent transport connections, ensuring a lifestyle of ease and accessibility. Upon entry, a sense of space greets you in the living room, offering ample room for relaxation and entertainment. Adjacent lies the modern fitted kitchen, designed for seamless functionality and contemporary living, where culinary adventures await. Ascending the stairs are two bedrooms, providing comfortable retreats for rest and rejuvenation. Serviced by a three-piece bathroom suite, every aspect of daily comfort is considered. Outside, the property to the front is a lawn with a gravelled border, enhancing its welcoming facade. At the rear, an enclosed, low-maintenance tiered garden beckons, featuring a decking patio area for al fresco gatherings and serene moments. Fenced boundaries and gated access ensure privacy and security.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Low-Maintained Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed



GROUND FLOOR

Living Room

12'11" x 12'5" (3.94m x 3.80m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, carpeted flooring, a composite door providing access into the accommodation, and open access into the fitted kitchen.

Kitchen

12'4" x 7'4" (max) (3.78m x 2.25m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a composite door opening out to the rear garden.

FIRST FLOOR

Landing

8'5" x 6'3" (max) (2.57m x 1.92m (max))

The landing has carpeted flooring, access into the bordered loft with lighting, and access to the first floor accommodation.

Bedroom One

12'2" x 9'5" (3.71m x 2.88m)

The first bedroom has a UPVC double glazed window to the front elevation, two in-built cupboards, a radiator, and carpeted flooring.

Bedroom Two

8'5" x 5'11" (2.57m x 1.81m)

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

Bathroom

6'3" x 5'6" (1.91m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a 'L' shaped panelled bath with a wall-mounted shower fixture with a rainfall shower head, a handheld shower head and shower screen, a radiator, waterproof splashback, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a gravelled border.

Rear

To the rear of the property is an enclosed low-maintained tiered rear garden, with a decking patio area, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download speed 1000Mbps and Upload speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 A

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.

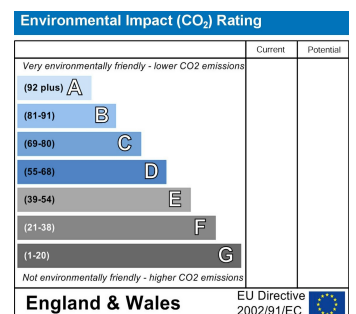
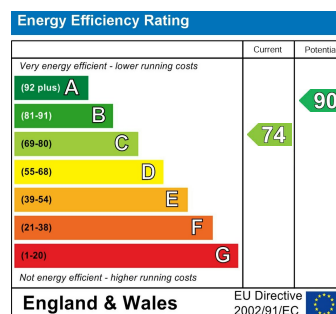
The vendor has advised the following:

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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