

# HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DH

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**Guide Price £295,000**

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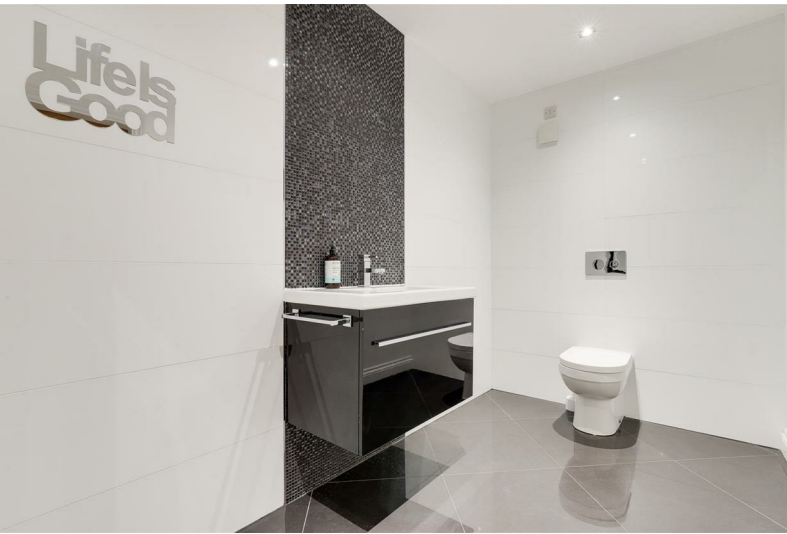


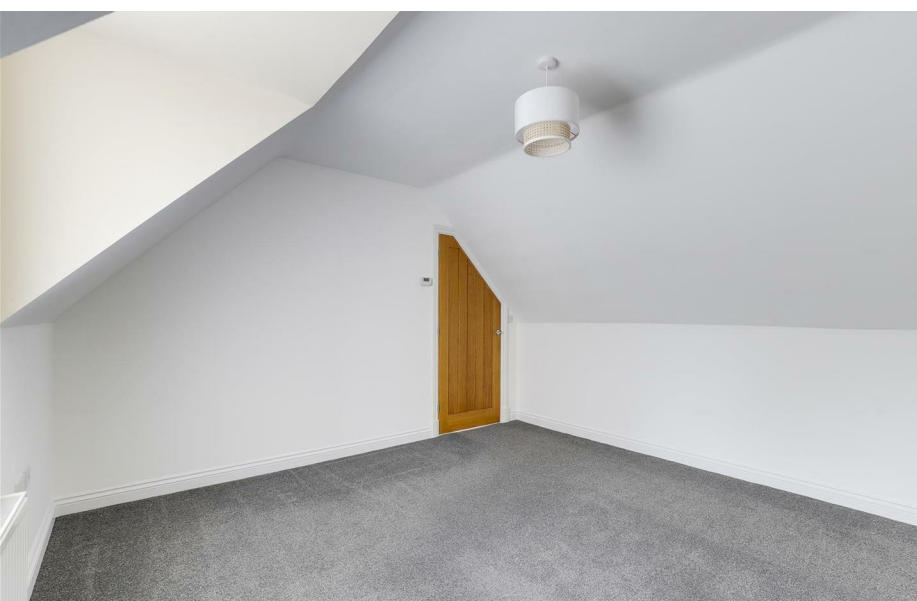
Guide Price - £295,000 - £310,000

NO UPWARD CHAIN...

Discover this well-maintained modern two-bedroom semi-detached residence, presenting an opportunity with no upward chain. Nestled in the desirable locale of Mapperley Park, this home offers convenience with a plethora of local amenities including shops and excellent transport connections to Nottingham City Centre. Upon entering, you're greeted by a welcoming reception room featuring double French doors that seamlessly extend the living space into the garden. The ground floor also hosts a contemporary fitted kitchen/diner, also with double French doors opening onto the garden, providing an abundance of natural light. Additionally, a spacious W/C adds practicality to the layout. Ascend to the upper level to discover two generously sized double bedrooms and a stylish four-piece bathroom suite, exuding both comfort and elegance. Outside, the front garden is enclosed, offering a patio seating area adorned with decorative stones, perfect for enjoying the outdoors and an allocated parking space providing off-road parking.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen/Diner
- Ground Floor W/C
- Stylish Bathroom
- Enclosed Garden
- Off-Road Parking
- No Upward Chain
- Sought-After Location





## GROUND FLOOR

### Hallway

6'2" x 3'8" (1.90 x 1.14)

The hallway has laminate wood-effect flooring with underfloor heating, a wall-mounted security alarm and a single composite door providing access into the accommodation.

### Living Room

12'9" x 12'7" (3.90 x 3.85)

The living room has laminate wood-effect flooring with underfloor heating and double French doors leading out to the garden.

### Kitchen/Diner

20'5" x 12'6" (6.24 x 3.83)

The kitchen diner has a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap, an integrated oven & hob, recessed spotlights, tiled flooring with underfloor heating, two windows to the rear elevation and double French door leading out to the garden.

### Hallway

8'1" x 6'4" (2.47 x 1.94)

The hallway has tiled flooring with underfloor heating, carpeted stairs, an in-built storage cupboard and a window to the rear elevation.

### W/C

10'2" x 5'7" (3.11 x 1.71)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, tiled flooring with underfloor heating and recessed spotlights.

## FIRST FLOOR

### Landing

24'10" x 6'4" (7.59 x 1.95)

The landing has carpeted flooring, a radiator, recessed spotlights and three Velux windows.

### Master Bedroom

12'10" x 12'7" (3.93 x 3.84)

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

### Bedroom Two

20'5" x 8'4" (6.24 x 2.56)

The second bedroom has carpeted flooring, a radiator, a Velux window and a window to the front elevation.

### Bathroom

10'6" x 5'6" (3.21 x 1.70)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, tiled walls, tiled flooring with underfloor heating and a Velux window.

## OUTSIDE

## Front

To the front of the property is an enclosed garden with a paved patio, decorative stones, courtesy lighting, fence panelling boundary with a gated access to an allocated parking space.

## 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.

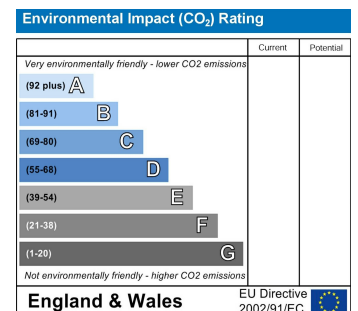
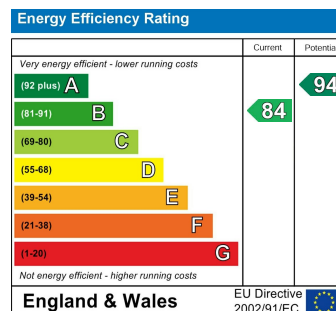
The vendor has advised the following:

Property Tenure is Freehold

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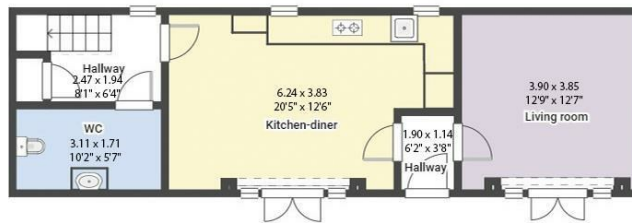
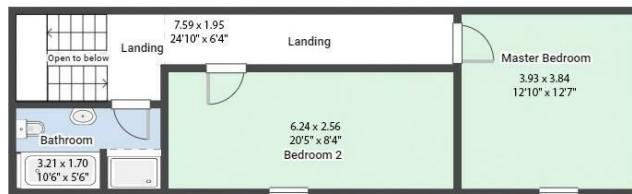
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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