

HoldenCopley

PREPARE TO BE MOVED

Mickleborough Avenue, Mapperley, Nottinghamshire NG3 3EL

Guide Price £150,000 - £170,000

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IDEAL FOR FIRST-TIME BUYERS...

Welcome to this two-bedroom mid-terraced house, perfectly positioned conveniently, just a stone's throw away from Nottingham City Centre. Just moments away from an array of shops, dining options, and excellent transport connections. Step inside to be greeted by a welcoming reception room, seamlessly connected to the modern kitchen with space for a dining table and chairs. Ascending to the upper level, you'll find a double bedroom adorned with fitted wardrobes. A single bedroom offers versatility, ideal for guests or as a home office. Completing the layout is a stylish bathroom. Outside, at the front, you'll find off-street parking for added convenience, along with a lawn garden. A good-sized garden to the rear awaits, featuring a patio seating area, and steps adorned with a variety of plants, shrubs leading up to an additional patio and a charming water feature nestled in the center of the garden to create a perfect for enjoying the outdoors.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Off-Road Parking
- Good Size Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

3'8" x 3'4" (1.12 x 1.03)

The hallway has carpeted flooring, a radiator, ceiling coving and a single UPVC door providing access into the accommodation.

Living Room

12'10" x 12'5" (3.92 x 3.79)

The living room has carpeted flooring, a radiator, ceiling coving, open access to the kitchen and a UPVC double-glazed bow window to the front elevation.

Kitchen

12'5" x 7'5" (3.79 x 2.28)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven & gas hob, an extractor fan, space and plumbing for a washing machine & fridge freezer, a wall-mounted boiler, partially tiled walls, recessed spotlights, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'2" x 2'8" (1.88 x 0.83)

The landing has carpeted flooring, ceiling coving, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'0" x 9'4" (3.68 x 2.87)

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

Bedroom Two

8'4" x 6'0" (2.56 x 1.84)

The second bedroom has laminate flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevations.

Bathroom

6'2" x 5'4" (1.88 x 1.65)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a radiator, an extractor fan, tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a access to off-street parking and a lawn with a pathway.

Rear

To the rear of the property is an enclosed garden with a paved patio area, steps leading up to an additional patio area, a shed, decorative stones, a range of plants and shrubs, courtesy lighting and a water feature in the centre of the garden and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

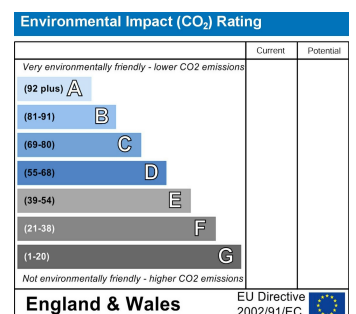
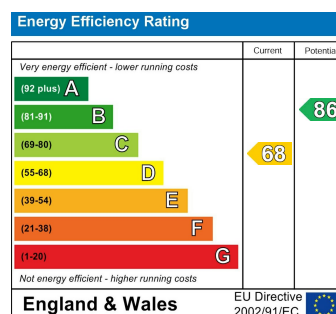
The vendor has advised the following:

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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