

HoldenCopley

PREPARE TO BE MOVED

Staples Street, Mapperley, Nottinghamshire NG3 5HR

£175,000

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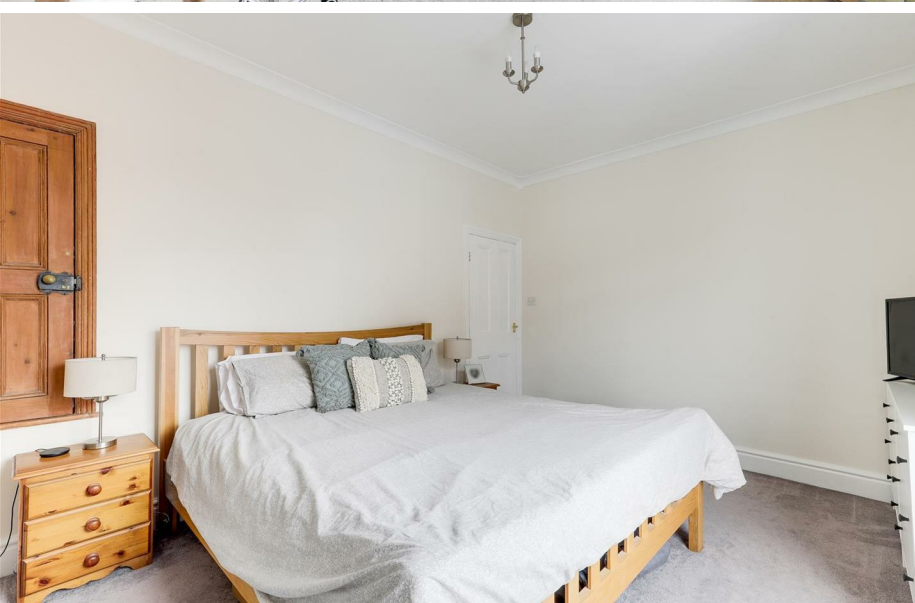
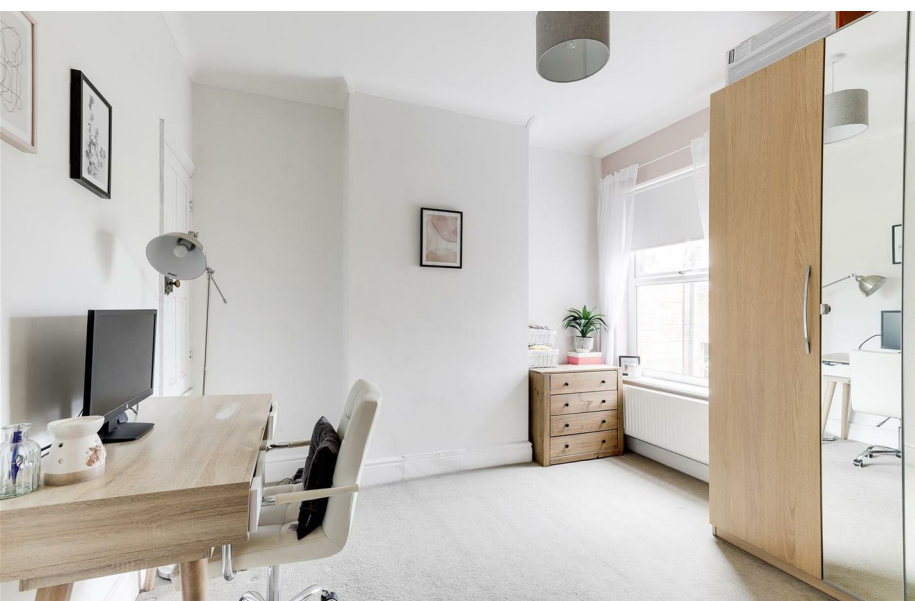


LOCATION LOCATION LOCATION...

Nestled in a desirable location, this end terrace house boasts a deceptive spaciousness and impeccable presentation, making it an ideal haven for first-time buyers or those seeking a residence they can move straight into. Positioned conveniently close to an array of local amenities, from shops to enticing eateries and excellent transport connections. Stepping through the entrance hall, the ground floor unfolds with two reception rooms, complemented by a well-appointed fitted kitchen. Ascending to the first floor reveals two bedrooms, alongside access to a boarded loft, providing ample storage options. Completing the accommodation is a three-piece bathroom suite. Outside, the property boasts on-street parking at the front and a low-maintenance garden with a shed at the rear.

MUST BE VIEWED





- End Terrace House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Well Presented Throughout
- Excellent Transport Connections
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

11'0" x 3'0" (3.36 x 0.92)

The hallway has minton tiled flooring, a radiator, coving and a single composite door providing access into the accommodation.

Living Room

10'11" x 10'7" (3.33 x 3.25)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a recessed chimney breast alcove, coving and a ceiling rose.

Dining room

14'1" x 11'0" (4.31 x 3.36)

The dining room has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, wall mounted light fixtures and coving.

Kitchen

9'11" x 8'7" (3.03 x 2.62)

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

FIRST FLOOR

Landing

14'0" x 2'9" (4.27 x 0.85)

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

Master Bedroom

14'1" x 10'11" (4.30 x 3.33)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace, a built-in cupboard and coving.

Bedroom Two

11'5" x 10'10" (3.48 x 3.31)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard and coving.

Bathroom

9'10" x 8'7" (3.02 x 2.64)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, a glass shower screen, vinyl flooring, a chrome towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is the availability for on-street parking.

Rear

To the rear of the property is a paved patio garden with a brick and fence panelled boundary, an external W/C, a shed and a single wooden gate.

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 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, some 5G available

Sewage – No

Flood Risk – No

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Minor subsidence

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:

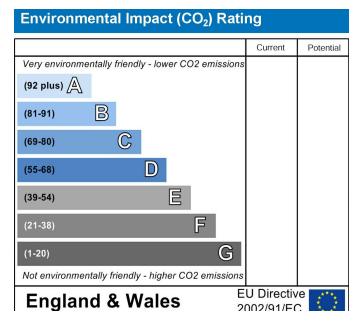
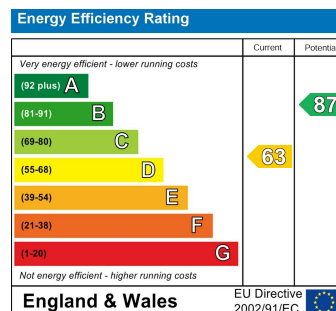
Property Tenure is Freehold

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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.

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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