

# HoldenCopley

PREPARE TO BE MOVED

Sandford Road, Mapperley, Nottinghamshire NG3 6AG

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**Guide Price £275,000 - £300,000**

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GUIDE PRICE £275,000 - £295,000

NO UPWARD CHAIN...

Nestled in a sought-after location, this three-bedroom semi-detached house welcomes you with its deceptively spacious interior. Upon entering, you are greeted by an entrance hall, leading seamlessly to two reception rooms. The fitted kitchen boasts modern amenities and ample storage. Conveniently located on the ground floor, a shower room adds functionality and ease to daily routines. Ascending the stairs, the first floor reveals three bedrooms and a three-piece bathroom suite completes the layout. Additionally, the accessibility of a boarded loft via a drop-down ladder offers versatility and potential for additional storage. Outside, the property boasts a driveway at the front while the rear of the house unveils a private garden oasis. Complete with a patio area, lawn and a summer house, the outdoor space is perfect for enjoying al fresco dining, entertaining guests, or simply basking in the natural surroundings. Located within close proximity to a variety of local amenities, including the scenic Gedling Country Park, shops, excellent transport links, and renowned school catchments, this home caters to the needs of both first-time buyers and growing families alike.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room
- Three Piece Bathroom Suite
- Private Rear Garden
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

7'0" x 5'2" (2.14m x 1.59m )

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

### Living Room

12'9" x 12'3" (max) (3.89m x 3.74m (max))

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator and a feature fireplace with a decorative surround.

### Dining Room

12'9" x 11'10" (max) (3.90m x 3.61m (max))

The dining room has two UPVC double-glazed windows to the side and rear elevation, wood-effect flooring and a radiator.

### Kitchen

11'11" x 7'11" (max) (3.65m x 2.42m (max))

The kitchen has a range of fitted shaker style base and wall units with worktops, a gas hob, an integrated double oven, a ceramic sink with a drainer, space for a fridge-freezer, space and plumbing for a washing machine, wood-effect flooring, a radiator, tiled walls, two UPVC double-glazed windows to the side and rear elevation and a UPVC double-glazed single door providing access out to the garden.

### Shower Room

7'3" x 5'0" (max) (2.22m x 1.53m (max))

The shower room has a low level flush W/C, a wall mounted wash basin, a bidet, a corner fitted shower enclosure with an electric shower, a heated towel rail, wood-effect flooring and tiled walls.

## FIRST FLOOR

### Landing

17'6" x 7'10" (max) (5.35m x 2.39m (max))

The landing has wood-effect flooring, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

12'9" x 10'9" (max) (3.89m x 3.28m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator.

### Bedroom Two

10'7" x 9'9" (3.23m x 2.99m )

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

### Bedroom Three

12'0" x 8'0" (max) (3.66m x 2.46m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and fitted floor to ceiling wardrobes.

### Bathroom

6'3" x 5'11" (max) (1.92m x 1.82m (max))

The bathroom has a low level concealed flush W/C, a vanity wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, a bi-folding shower screen, a heated towel rail, a built-in cupboard, tiled flooring and walls and a UPVC double-glazed window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a driveway, double iron gates and a single wooden gate providing access into the garden.

### Rear

To the rear of the property is a private garden with a boundary, various shrubs and plants, a patio area, a lawn, a wooden pergola with side panels and a summer house.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

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 & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

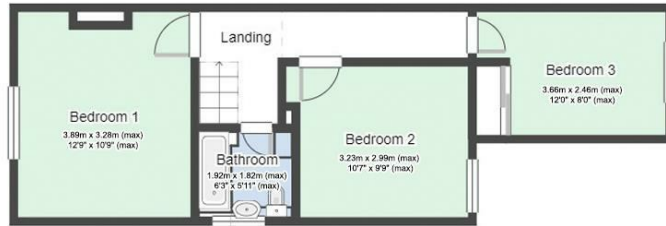
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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