

HoldenCopley

PREPARE TO BE MOVED

Halford Avenue, Mapperley, Nottinghamshire NG3 5TG

Guide Price £275,000

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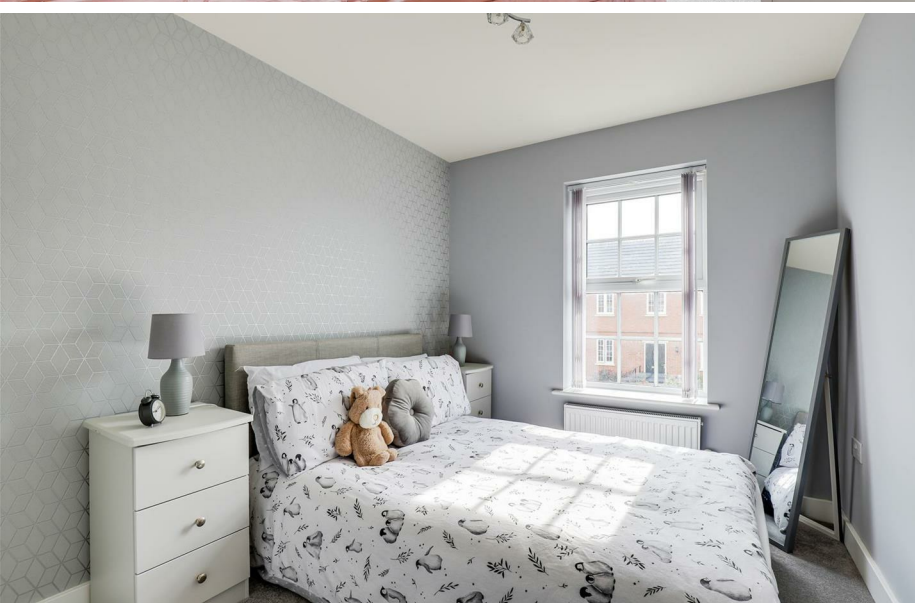
GUIDE PRICE: £275,000 - £300,000

SOUGHT-AFTER LOCATION...

Welcome to this well-presented three-bedroom mid-terraced house, situated in a popular development within a highly sought-after location. This property is perfect for modern family living or first-time buyers with easy access to various local amenities, excellent school catchments, and convenient commuting links. Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere. This leads seamlessly into the modern kitchen diner, the heart of the home, with ample space for dining and entertaining. Completing the ground floor is a convenient W/C. The upper level features two generous double bedrooms and a comfortable single bedroom, all designed with relaxation in mind. The stylish four-piece family bathroom caters to the needs of all residents, offering both a bathtub and a separate shower. The exterior of the property is equally impressive. At the front, a driveway provides off-road parking for multiple cars and includes an EV charging point for electric vehicles. The rear of the property boasts an enclosed garden, perfect for outdoor enjoyment and entertaining. This space features a patio seating area, a well-maintained lawn, and a variety of plants and shrubs.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom
- Driveway With EV Charging Point
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 4'4" (1.24m x 1.34m)

The entrance hall laminate wood-effect flooring, a radiator, a radiator and a single composite door providing access into the accommodation.

Living Room

12'0" x 14'9" (3.68m x 4.50m)

The living room has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Hall

3'6" x 3'7" (1.07m x 1.11m)

The hall has vinyl wood-effect flooring, and access to the W/C and kitchen diner.

Kitchen Diner

15'3" x 8'7" (4.65m x 2.63m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, microwave and extractor fan. Space and plumbing for a washing machine & fridge freezer, a radiator, vinyl wood-effect flooring and full-height UPVC double-glazed windows to the rear elevation with double French doors opening out to the rear garden.

W/C

4'11" x 3'5" (1.50m x 1.05m)

This space has a low level dual flush W/C, a wall-mounted wash basin with a tiled splash back, a radiator, an extractor fan and a vinyl wood-effect flooring.

FIRST FLOOR

Landing

3'2" x 9'8" (0.98m x 2.97m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

15'3" x 9'0" (4.66m x 2.75m)

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

Bedroom Two

10'4" x 7'11" (3.16m x 2.42m)

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

Bedroom Three

6'9" x 7'1" (2.06m x 2.16m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

9'3" x 8'3" (2.83m x 2.53m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, a radiator and vinyl wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, an EV charging point, courtesy lighting and shrubs.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, plants and shrubs 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

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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 - Gedling Borough 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

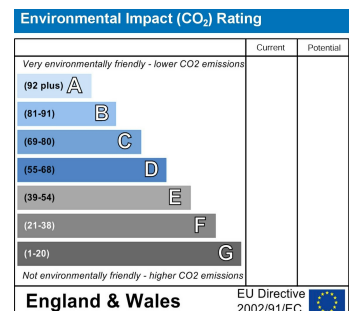
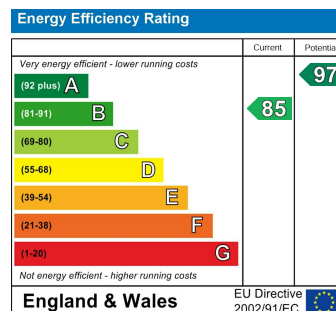
Service Charge in the year marketing commenced (£PA): £120.32

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for service charge. 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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

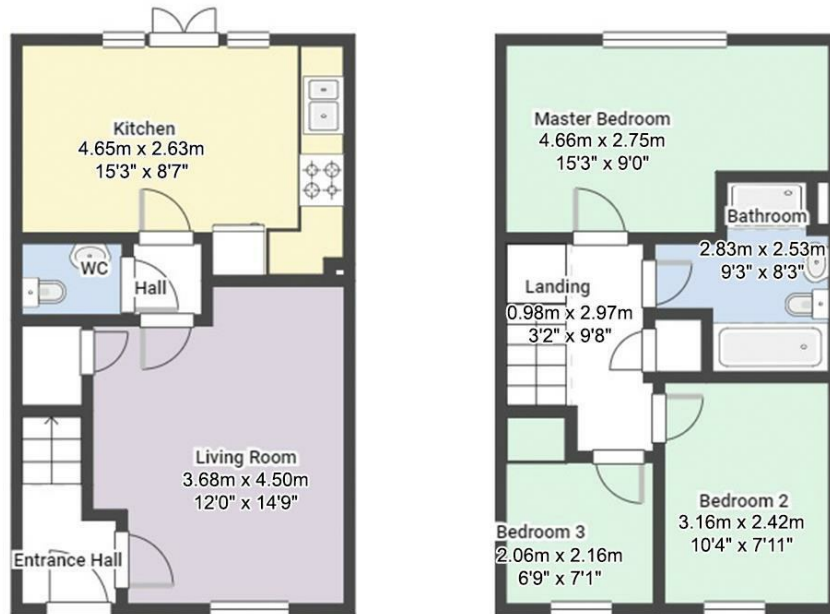
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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