

# HoldenCopley

PREPARE TO BE MOVED

Woodborough Road, Mapperley, Nottinghamshire NG3 4JZ

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**Guide Price £300,000**

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GUIDE PRICE: £300,000 - £330,000

THREE SELF-CONTAINED FLATS...

This semi-detached house has been converted into three separate self-contained flats. This property is a haven for investors seeking a lucrative addition to their portfolio. With its strategic location and versatile layout, each flat offers comfortable living spaces and promises a consistent rental income. Upon entering the ground floor flat, you are welcomed into a spacious entrance hall. The ground floor flat features a well-appointed living room with an en-suite bathroom. The bedroom is also equipped with an en-suite. A fully-equipped kitchen with ample cabinetry adds to the functionality of this flat. Furthermore, a dedicated boiler room ensures efficient maintenance of the heating system. Ascending to the first floor flat, you'll discover a living room, a kitchen and a generously-sized bedroom boasting an en-suite bathroom. The second floor flat carries a kitchen, a bedroom complete with an en-suite bathroom and an additional shower room. This property represents a golden opportunity for astute investors seeking a substantial return on investment. The three self-contained flats provide a diverse rental income stream, catering to a wide range of tenants. The desirable location ensures a high demand for quality rental properties, making this acquisition a prudent choice. Nestled in Mapperley, this property enjoys the convenience of local amenities, schools, parks and transportation links making it an ideal choice for those seeking a balanced and vibrant lifestyle.

MUST BE VIEWED





- Three Self-Contained Flats
- Three Bedrooms
- Two Bay-Fronted Living Rooms
- Three Fitted Kitchens
- Four En-Suites & A Three-Piece Bathroom Suite
- No Upward Chain
- Great Investment Opportunity
- Spacious Accommodation
- Popular Location
- Must Be Viewed





## GROUND FLOOR FLAT

### Entrance Hall

6'4" x 5'11" (1.94m x 1.82m)

The entrance hall has wood-effect flooring, a radiator, an oval window to the side elevation and a single door providing access into the accommodation

### Hallway

10'5" x 3'8" (3.19m x 1.13m)

The hallway has wood-effect flooring and recessed spotlights

### Living Room

16'2" x 12'7" (4.94m x 3.86m (max))

The living room has wood-effect flooring, a radiator, recessed spotlights, access to the en-suite and a bay window to the front elevation

### En-Suite

4'9" x 4'5" (1.46m x 1.35m)

The en-suite has a low-level dual flush W/C, a fitted shower enclosure with a wall-mounted shower fixture, a wall-mounted wash basin, a chrome heated towel rail and tiled splashback

### Bedroom One

14'10" x 10'11" (max) (4.53m x 3.33m (max))

The main bedroom has wood-effect flooring, a radiator, recessed spotlights, access to the en-suite and a window to the rear elevation

### En-Suite

4'10" x 4'5" (1.49m x 1.36m )

The en-suite has a low-level dual flush W/C, a fitted shower enclosure with a wall-mounted shower fixture, a wall-mounted wash basin and a chrome heated towel rail

### Kitchen

12'2" x 11'1" (max) (3.72m x 3.40m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, a hob, an extractor hood, wood-effect flooring, recessed spotlights, a window to the rear elevation and a single door providing access to the rear

### Boiler Room

6'7" x 3'8" (2.03m x 1.13m)

The boiler room has wood-effect flooring and a wall-mounted boiler

## FIRST FLOOR FLAT

### Landing

10'1" x 7'2" (max) ( 3.09m x 2.19m (max))

The landing has wood-effect flooring, a radiator and provides access to the first floor accommodation

### Living Room

16'2" x 12'8" (max) (4.94m x 3.87m (max))

The living room has wood-effect flooring, a radiator and a bay window to the front elevation

### Bedroom Two

16'9" x 14'10" (max) (5.11m x 4.54m (max))

The second bedroom has wood-effect flooring, a radiator, recessed spotlights, access to the en-suite and three windows to the rear elevation

### En-Suite

8'0" x 2'4" (2.44m x 0.73m )

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled splashback and recessed spotlights

### Kitchen

9'6" x 6'5" (2.92m x 1.98m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated hob, an extractor hood, a radiator, recessed spotlights and a window to the front elevation

## SECOND FLOOR FLAT

### Landing

10'4" x 5'0" (max) (3.16m x 1.53m (max))

The landing has wood-effect flooring, a window to the side elevation and provides access to the second floor accommodation

### Bedroom Three

13'10" x 11'1" (4.23m x 3.40m )

The three bedroom has wood-effect flooring, a radiator, recessed spotlights and two windows to the rear elevation

### En-Suite

11'7" x 3'8" (max) (3.55m x 1.13m (max))

The en-suite has a low-level dual flush W/C, a vanity-style wash basin, a fitted shower enclosure with a wall-mounted shower fixture, tiled splashback and recessed spotlights

### Kitchen

13'8" x 12'8" (max) (4.19m x 3.87m (max))

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink, an integrated oven, an integrated hob, an extractor hood, a radiator, wood-effect flooring, recessed spotlights and a Velux window

### Shower Room

8'3" x 6'6" (2.52m x 1.99m )

The shower room has a low-level dual flush W/C, a vanity-style wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled splashback, recessed spotlights and a Velux window

## 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:

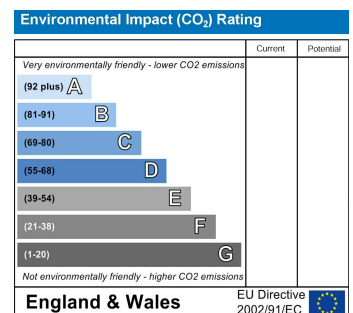
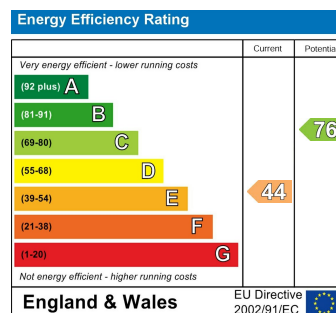
Property Tenure is Freehold

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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