

HoldenCopley

PREPARE TO BE MOVED

Ebers Grove, Mapperley Park, Nottinghamshire NG3 5EA

£280,000

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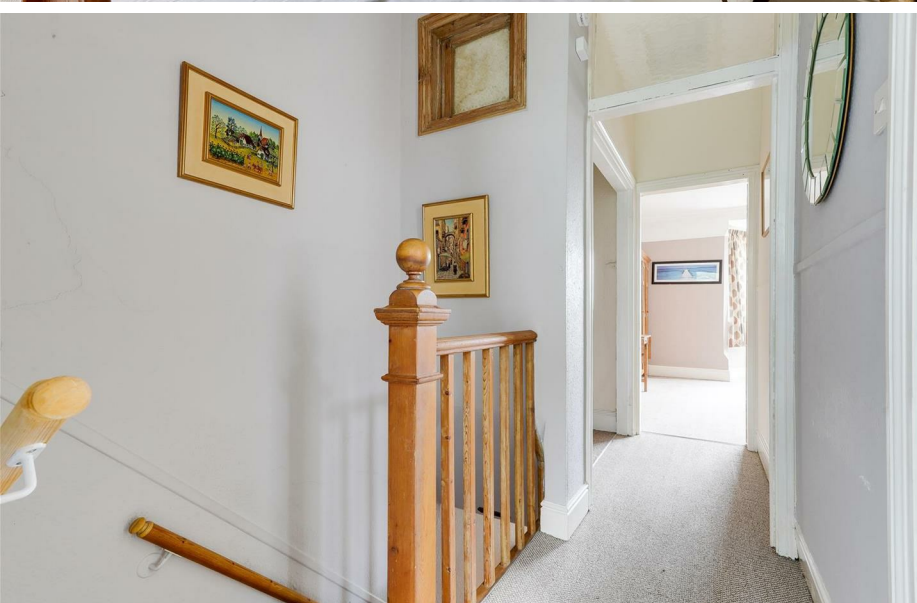


MID TERRACED HOUSE...

Nestled in the sought-after locale of Mapperley Park, this mid-terraced house offers an ideal setting for a variety of buyers. With convenient proximity to local amenities including shops and schools, this property promises a comfortable and connected lifestyle. The hallway leads to a living room, featuring a bay window and a characterful fireplace, perfect for those chilly evenings. The dining room also boasts a feature fireplace, creating a warm ambience for family meals. The fitted kitchen provides convenience, also to the ground floor is access to a cellar divided into three useful sections. Upstairs, two spacious bedrooms await, with the main bedroom showcasing a bay window. The first floor also houses a four-piece bathroom suite. Outside, the front of the property is presented with a lawn, well-established shrubs and bushes, a versatile shed, courtesy lighting, and a serene seating area. The rear garden is enclosed with an artificial lawn, and a secure boundary of brick walls and fence panels.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

12'9" x 2'11" (3.91 x 0.91)

The hallway has original varnished flooring, carpeted stairs, a radiator, a decorative ceiling arch, coving to the ceiling, and a single glass panelled door providing access into the accommodation.

Living Room

14'11" x 11'8" (4.56 x 3.57)

The living room has a single glazed timber bay window to the front elevation, a radiator, a feature fireplace, a wooden surround and tiled hearth, a picture rail, coving to the ceiling, and original varnished flooring.

Dining Room

12'0" x 11'5" (3.66 x 3.48)

The dining room has a single glazed timber window to the rear elevation, a radiator, a feature fire place, a wooden surround and tiled hearth, a picture rail, coving to the ceiling, and original varnished flooring.

Kitchen

9'0" x 8'11" (2.75 x 2.72)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space for a fridge freezer, freestanding washing machine, a radiator, recessed spotlights, tiled splashback, vinyl flooring, a single glazed timber window to the rear elevation, and a single door opening out to the rear garden.

BASEMENT

Cellar

40'6" x 11'6" (12.36 x 3.51)

The cellar is split into three sections, and provides ample storage space.

FIRST FLOOR

Landing

11'6" x 3'1" (3.53 x 0.96)

The landing has carpeted flooring, and access to the first floor accommodation.

Master Bedroom

15'1" x 14'11" (4.61 x 4.56)

The main bedroom has a single glazed timber window to the front elevation, a radiator, a picture rail, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'6" x 8'11" (3.51 x 2.74)

The second bedroom has a single glazed timber window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

8'11" x 8'11" (2.73 x 2.72)

The bathroom has an obscure window to the rear elevation, a concealed flush W/C a bidet, a pedestal wash basin, a corner bath with a wall-mounted electric shower fixture, a radiator, an in-built cupboard, partially tiled walls, and vinyl floor.

OUTSIDE

Front

To the front of the property is with a lawn, planted borders with established shrubs and bushes, a versatile shed, courtesy lighting, and a seating area.

Rear

To the rear of the property is an enclosed rear garden, an artificial lawn, with a brick wall, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and 220Mbps
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 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.

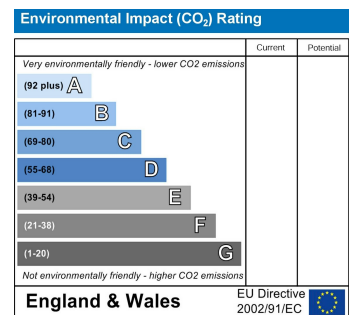
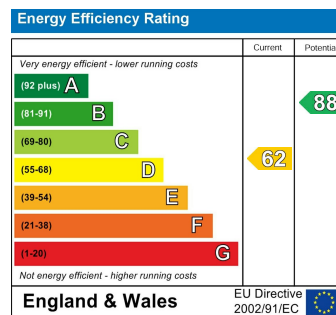
The vendor has advised the following:

Property Tenure is Freehold

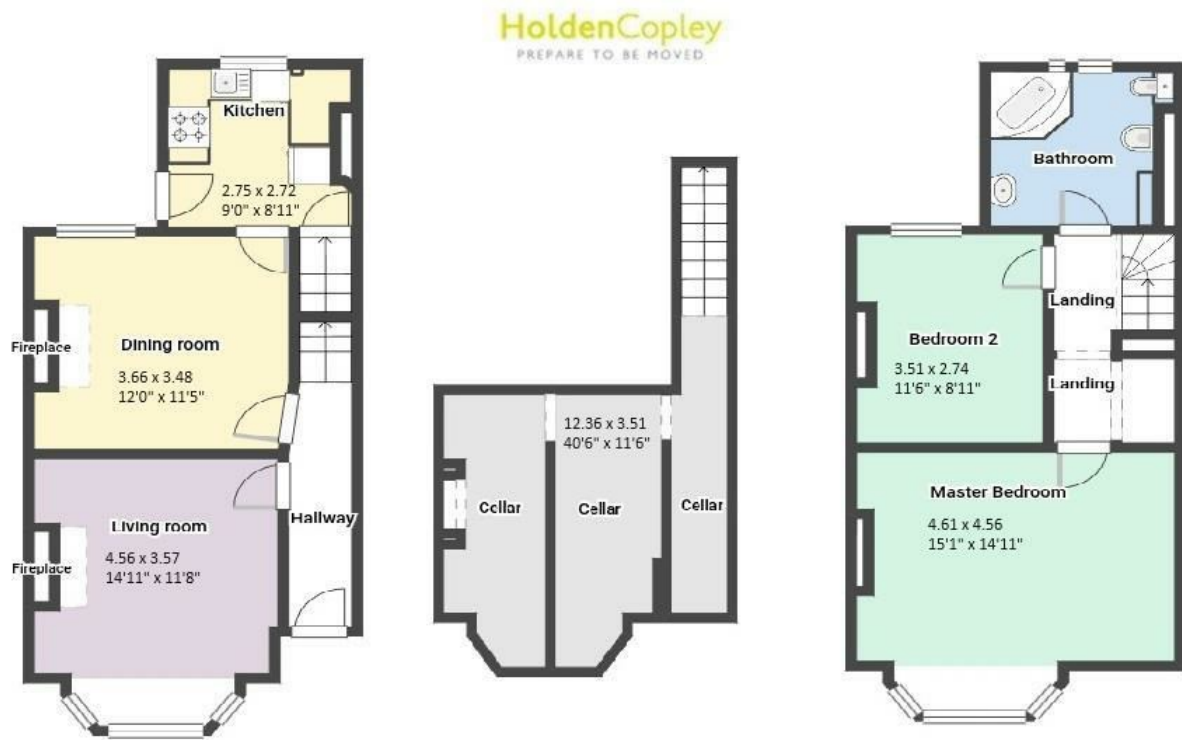
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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