

# HoldenCopley

PREPARE TO BE MOVED

Elliott Durham Crescent, Mapperley, Nottinghamshire NG3 5LN

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Guide Price £230,000 - £260,000



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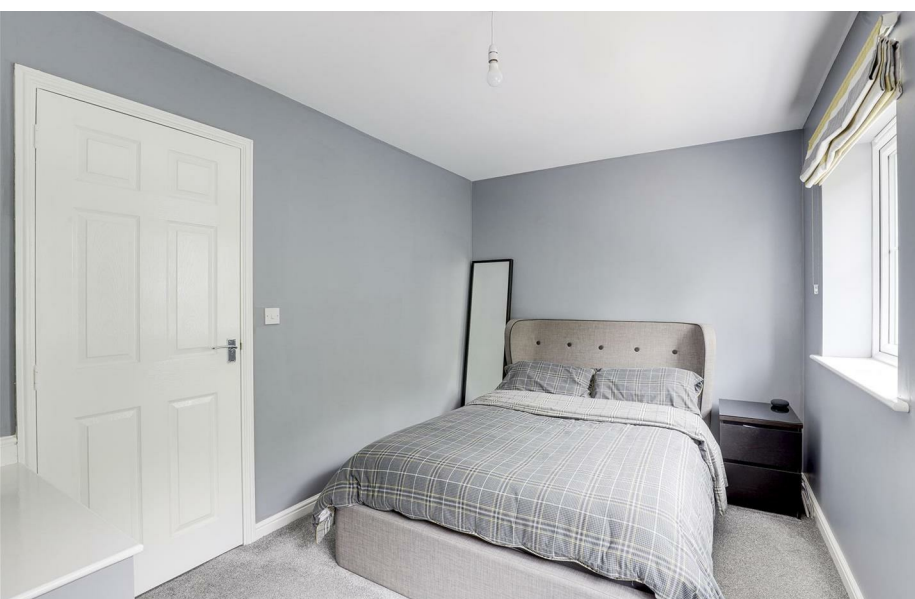
LOCATION LOCATION LOCATION...

This beautifully presented three-bedroom semi-detached house boasts deceptively spacious accommodation, making it an ideal choice for first-time buyers or families eager to move straight in. Situated in a sought-after location, it is conveniently close to various local amenities, including shops, excellent transport links and great school catchments. The ground floor welcomes you with an entrance hall, leading to a modern fitted kitchen diner, a cozy living room and a convenient W/C. On the first floor, you will find three well-proportioned bedrooms, a stylish three-piece bathroom suite, and access to a loft for additional storage. The front of the property features a driveway, providing ample parking space, while the rear boasts an enclosed garden with a patio area, a lawn and a garage, offering a perfect outdoor retreat. This property is an ideal blend of comfort, style and practicality, ready for its new owners to call it home.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Fitted Kitchen Diner
- Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

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

Kitchen Diner

16'2" x 10'9" (4.95m x 3.30m)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, an extractor fan, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, a built-in cupboard, partially tiled walls and two UPVC double-glazed windows to the front and side elevation.

Living Room

13'6" x 10'9" (4.13m x 3.30m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and double French doors providing access out to the garden.

W/C

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

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the loft and provides access to the first floor accommodation.

Master Bedroom

13'5" x 11'6" (4.11m x 3.53m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bedroom Two

12'5" x 7'1" (3.79m x 2.18m)

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

Bedroom Three

9'0" x 6'0" (2.75m x 1.84m)

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

Bathroom

7'1" x 5'11" (2.18m x 1.82m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, wood-effect flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Garage

17'1" x 9'0" (5.21m x 2.76m)

The garage has lighting, power points and an up and over door.

Front

To the front of the property is a garden with a lawn and a driveway with the availability to park two vehicles.

Rear

To the rear of the property is a garden with a fence panelled boundary, a lawn, a patio area, a single wooden lockable gate and a garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

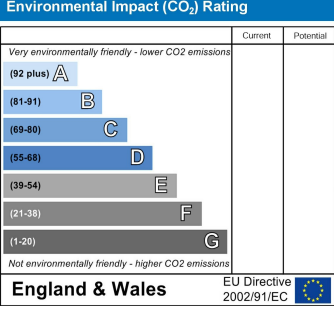
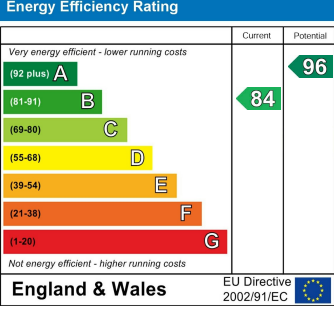
The vendor has advised the following:

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.

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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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