

# HoldenCopley

PREPARE TO BE MOVED

Querneby Road, Mapperley, Nottinghamshire NG3 5JA

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**Guide Price £220,000 - £230,000**



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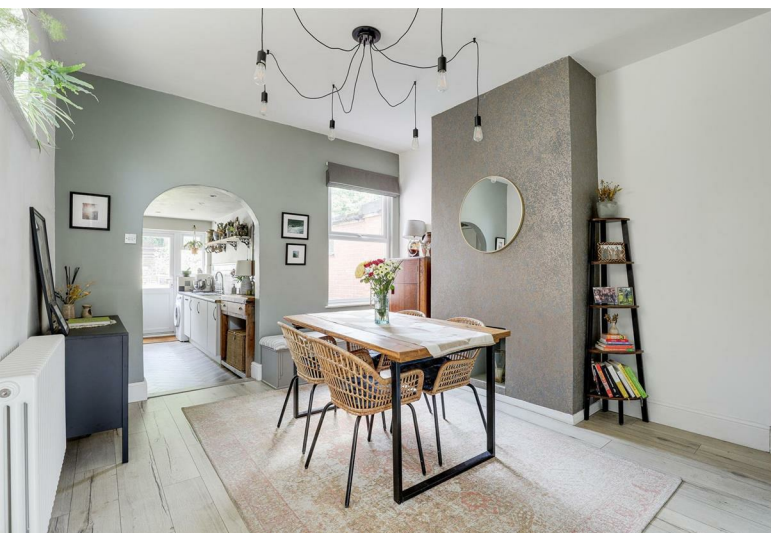


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BEAUTIFULLY PRESENTED WITH CHARACTER...

This three-bedroom end-terraced house offers spacious accommodation spanning across three floors and is beautifully presented and decorated throughout, making it ideal for a range of buyers looking for a move-in ready home. The property boasts a variety of period features, including coving, dado rails, and high ceilings, which add to its abundant character. Conveniently situated close to local amenities, schools, and commuting links with quick access to the City Centre, this house perfectly balances charm and practicality. The ground floor features two reception rooms and a galley-style kitchen with electric underfloor heating, along with access to a cellar for additional storage space. The first floor offers two double bedrooms serviced by a three-piece bathroom suite. The second floor is home to an additional double bedroom with ample fitted wardrobes. Outside, the property benefits from on-street parking at the front and a generous-sized garden with a decorative patio area at the rear.

MUST BE VIEWED







- End-Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen With Electric Underfloor Heating
- Three-Piece Bathroom Suite
- Cellar Providing Ample Storage Space
- Generous-Sized Garden
- Convenient Location
- Damp-Proofing Completed With Guarantee
- Must Be Viewed











## GROUND FLOOR

### Living Room

12'0" x 11'11" (3.68m x 3.65m)

The living room has a UPVC double-glazed window to the front elevation, a TV point, wood-effect flooring, coving to the ceiling, a recessed chimney breast alcove, a column radiator, and a single UPVC door providing access into the accommodation.

### Hall

The hall has access to the cellar, for additional storage space.

### Dining Room

16'6" x 12'2" (5.03m x 3.71m)

The dining room has wood-effect flooring, a column radiator, a UPVC double-glazed window to the side and rear elevation, and an archway leading into the kitchen.

### Kitchen

13'11" x 6'11" (4.26m x 2.12m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated fridge freezer, space for a cooker, space and plumbing for a washing machine, Herringbone-style flooring, electric underfloor heating, tiled splashback, recessed spotlights, UPVC double-glazed windows to the rear elevation, and a single UPVC door to access the garden.

## FIRST FLOOR

### Landing

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

### Bedroom Two

12'0" x 12'1" (3.68m x 3.69m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, an original open fireplace, an in-built cupboard, and a radiator.

### Bedroom Three

9'1" x 10'2" (2.78m x 3.12m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, an in-built open cupboard, and a radiator.

### Bathroom

8'5" x 7'1" (2.57m x 2.16m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a rainfall shower and a handheld shower head, a shower screen, an in-built cupboard, a radiator, tiled flooring, partially tiled walls, access to the loft, and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Upper Landing

The upper landing provides access to the second floor accommodation.

### Bedroom One

9'11" x 15'5" (3.03m x 4.71m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a range of in-built wardrobes.

## OUTSIDE

### Front

To the front of the property is the availability for on-street parking.

### Rear

To the rear of the property is a private enclosed garden with a concrete area, a lawn, a range of mature trees, plants and shrubs, a decorative patio area, a shed, and fence panelling.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps download / 220 Mbps

upload

Phone Signal – Mostly good coverage for 3G / 4G / Some 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – A damp proof course was installed in September 2019, backed by a 20-year guarantee. Additionally, some repointing work was carried out on the roof, the chimneys were capped, and the flashing on the dormer was replaced.

## 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.

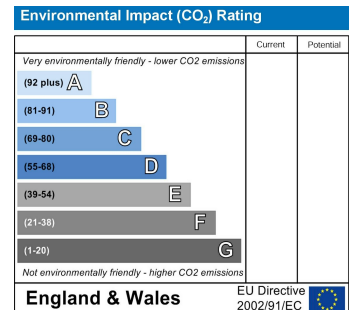
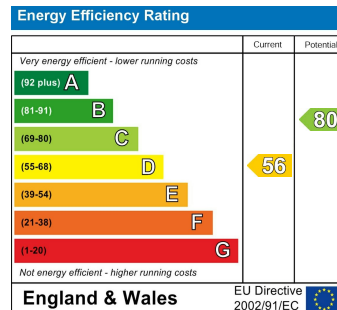
The vendor has advised the following:

Property Tenure is Freehold

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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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