

HoldenCopley

PREPARE TO BE MOVED

Bedlington Gardens, Mapperley, Nottinghamshire NG3 5NW

Guide Price £220,000 - £230,000

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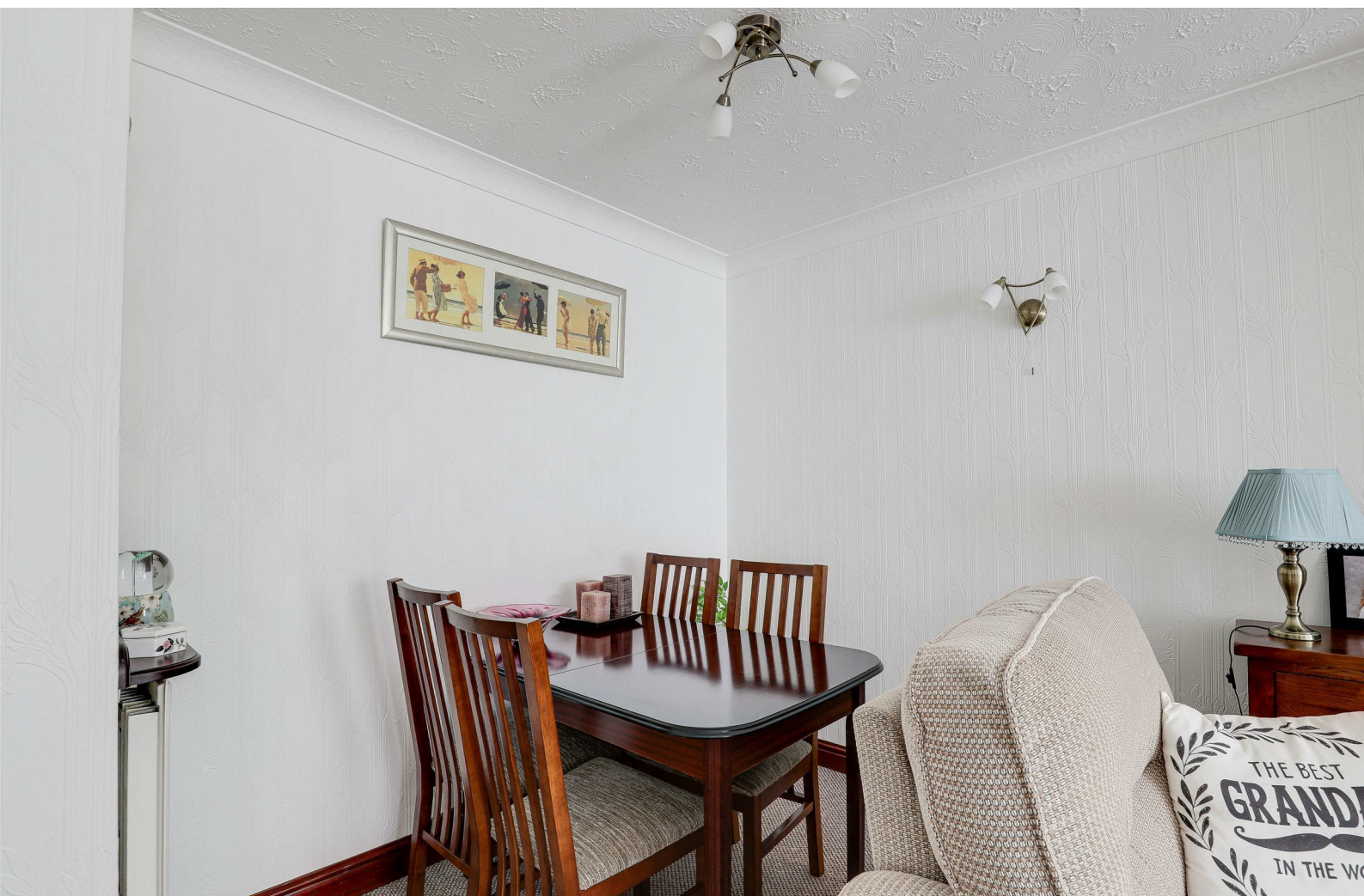


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NO UPWARD CHAIN...

This well-maintained two-bedroom detached bungalow offers generous space and is sold to the market with no upward chain, making it perfect for anyone looking to avoid stairs. Situated in the popular location of Mapperley, it is close to local amenities, excellent transport links, and provides easy access to the City Hospital and City Centre. Internally, the accommodation comprises an entrance hall, a spacious living room, a conservatory, and a fitted breakfast kitchen. The ground floor is complete with two bedrooms, both benefiting from fitted sliding mirrored door wardrobes, and a shower suite. Outside, the front features a driveway with access to the garage, while the rear boasts a low-maintenance garden, ideal for relaxed outdoor living.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, coving to the ceiling, access into the loft with lighting, and a UPVC door providing access into the accommodation.

Kitchen

8'3" x 13'7" (2.53m x 4.15m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a mixer tap and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, a radiator, a double-glazed window to the front elevation, and a UPVC door opening out to the rear garden.

Living Room

11'4" x 21'9" (3.47m x 6.63m)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround, two radiators, a TV point, space for a dining table, a double-glazed window to the side elevation, and a sliding patio door to access the conservatory.

Conservatory

9'5" x 11'6" (2.88m x 3.52m)

The conservatory has carpeted flooring, a polycarbonate roof, full height double-glazed windows to the side and rear elevation, and a single door to access the garden.

Bedroom One

11'9" x 7'9" (3.60m x 2.37m)

The first bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and fitted mirrored sliding door wardrobes.

Bedroom Two

7'10" x 7'9" (2.39m x 2.38m)

The second bedroom has a double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a fitted sliding mirrored door wardrobe.

Bathroom

6'6" x 5'4" (1.99m x 1.64m)

The bathroom has a concealed dual flush W/C, a vanity unit wash basin with fitted storage underneath, a corner fitted shower enclosure with an overhead rainfall shower head and wall-mounted fixtures, a grab handle, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a lawned garden, a driveway with access into garage, and courtesy lighting.

Garage

8'10" x 20'0" (2.71m x 6.12m)

The garage has power points, lighting, a window to the rear elevation, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with paved patio and gravelled areas, courtesy lighting, and fence panelling.

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 Upload Speed 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 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.

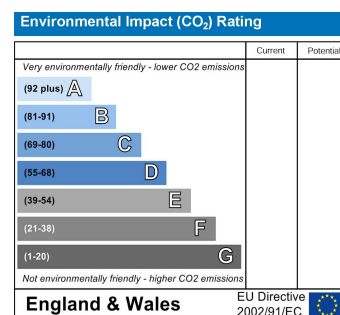
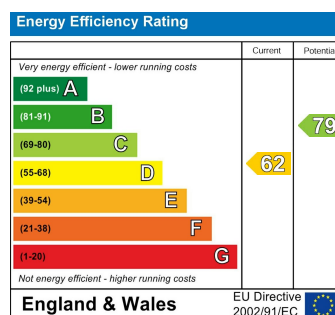
The vendor has advised the following:

Property Tenure is Freehold

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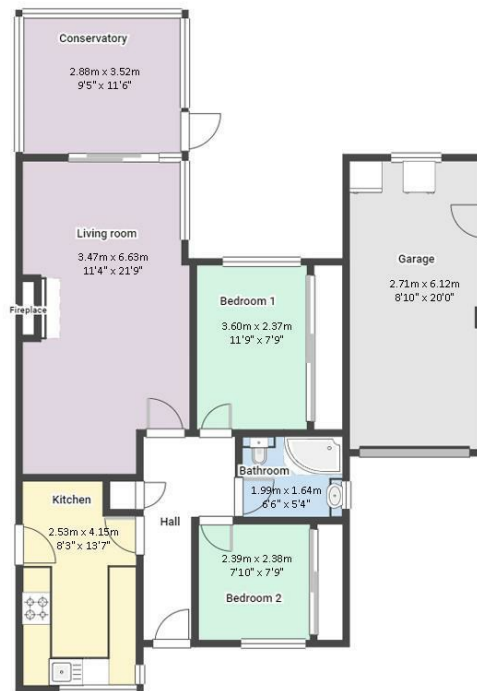
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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