

# HoldenCopley

PREPARE TO BE MOVED

Mapperley Plains, Mapperley, Nottinghamshire NG3 5RJ

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**Guide Price £250,000**

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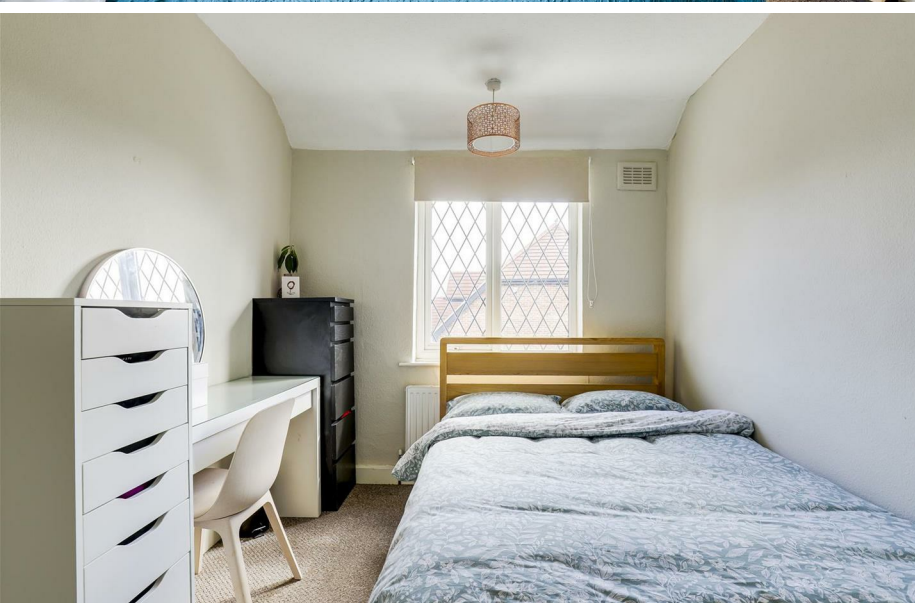
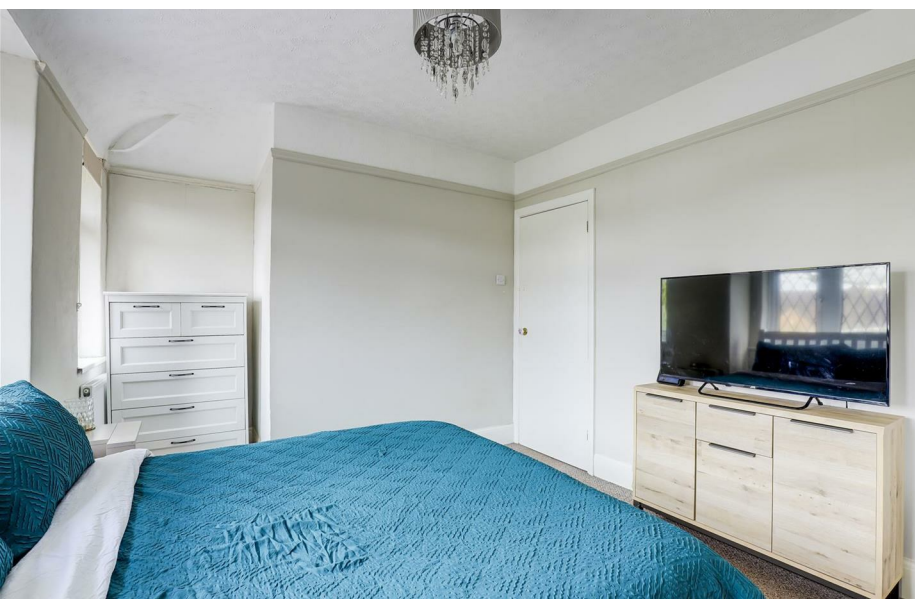
GUIDE PRICE £250,000 - £270,000

NO UPWARD CHAIN...

This two-bedroom semi-detached house is in a popular location and is perfect for those seeking a convenient and comfortable home with no upward chain. The property is close to a range of local amenities, including shops, eateries, schools, and excellent commuting links. Upon entering, you are greeted by a hallway that provides access to the spacious reception room, featuring a large bay window that fills the space with natural light. The modern kitchen diner offers a stylish and functional space for all your culinary needs. The ground floor also includes a utility room, a convenient W/C, and a store room, providing ample storage and practicality for everyday living. The upper level comprises two double bedrooms, both well-sized and perfect for relaxation. A stylish bathroom completes this floor. Externally, the property benefits from ample off-road parking at the front and access to a garage that offers additional storage space. The rear of the property features an enclosed, low-maintenance garden with patio and gravel areas, perfect for outdoor enjoyment.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Store Room
- Stylish Bathroom
- Driveway & Garage
- No Upward Chain
- Popular Location





## GROUND FLOOR

### Hall

3'11" x 3'1" (1.20m x 0.96m)

The hall has carpeted flooring, two radiators two windows and a single UPVC door providing access into the accommodation.

### Living Room

13'10" x 11'5" (4.24m x 3.48m)

The living room has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed bay window to the front elevation.

### Kitchen

14'7" x 8'4" (4.47m x 2.56m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, a radiator, partially tiled walls, wood-effect flooring, two windows to the rear elevations and a single door providing access to the utility room.

### Utility Room

15'4" x 6'8" (4.69m x 2.05m)

The utility room has carpeted flooring, a radiator, space and plumbing for a washing machine & tumble dryer, a polycarbonate roof, UPVC double-glazed window to the rear and side elevation.

### W/C

4'6" x 2'8" (1.38m x 0.83m)

This space a low level flush W/C and a window to the side elevation.

### Rear Porch

4'5" x 5'6" (1.37m x 1.69m)

The porch has carpeted flooring, access to the store room and a single UPVC door providing access to the rear garden.

### Store

8'3" x 4'5" (2.52m x 1.37m)

The store room has carpeted flooring and a window to the side elevation.

## FIRST FLOOR

### Landing

5'11" x 2'3" (1.82m x 0.71m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

### Master Bedroom

11'3" x 10'5" (3.44m x 3.20m)

The main bedroom has carpeted flooring, two radiators, a picture rail, in-built storage cupboards, a UPVC double-glazed window to the front elevation and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

4'3" x 4'3" (1.32m x 1.30m)

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

### Bathroom

8'6" x 5'10" (2.61m x 1.80m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple cars, double gated access to additional parking and access to the garage, fence panelling and brick-wall boundary.

### Rear

To the rear is an enclosed low-maintenance garden with a patio area, a gravel area, fence panelling and brick-wall boundary.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

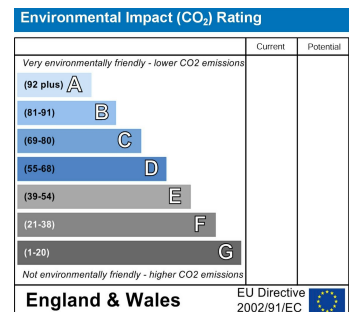
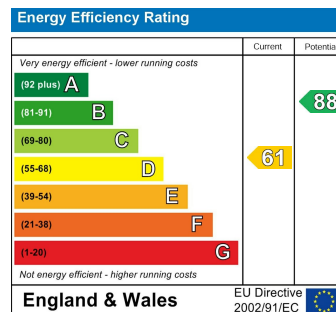
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

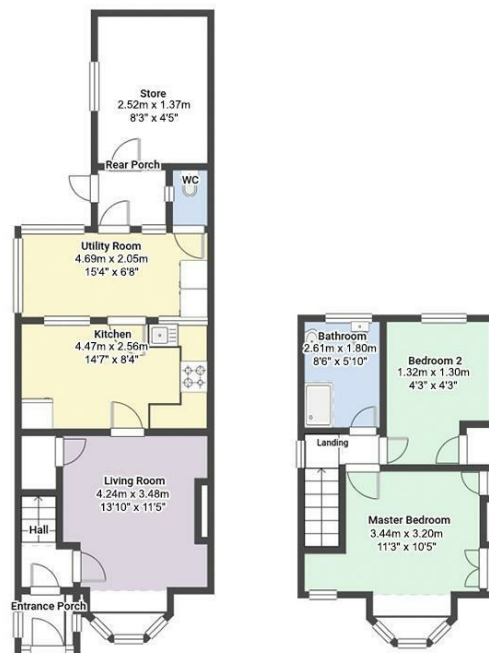
Any Legal Restrictions – No

Other Material Issues – No



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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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