

# HoldenCopley

PREPARE TO BE MOVED

Querneby Road, Mapperley, Nottinghamshire NG3 5JJ

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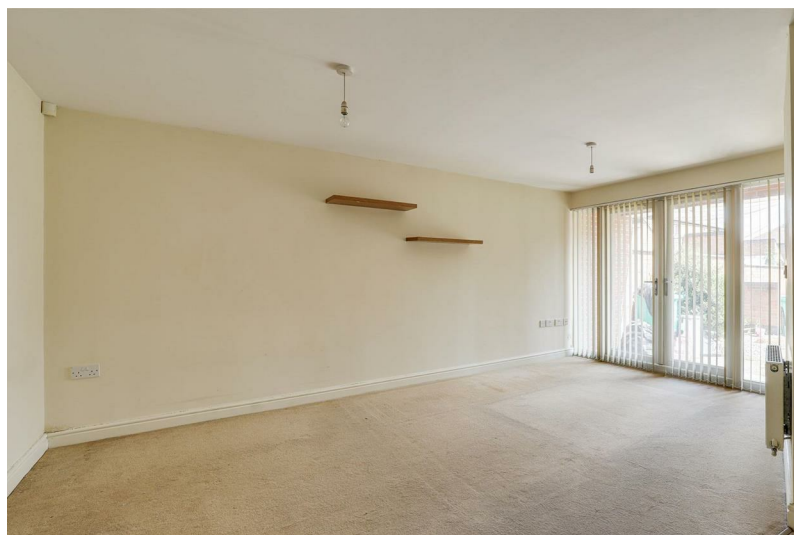
**Guide Price £150,000 - £160,000**

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NO CHAIN...

Situated in a highly desirable area, this two-bedroom end terrace house is perfect for first-time buyers. Conveniently situated within close proximity to an array of local amenities, including shops, restaurants and excellent transport links, this property offers both comfort and convenience. The ground floor boasts an inviting entrance hall that leads into a bright, open-plan kitchen and living space, perfect for modern living and entertaining. A handy W/C completes the downstairs layout. Ascending to the first floor, you'll find two well-proportioned bedrooms and a three-piece bathroom suite. Additional storage is available with easy access to the loft. Outside, the property features an allocated parking space, providing convenient and hassle-free parking. Ready to move into, this house presents a fantastic opportunity to step onto the property ladder in a thriving community.

MUST BE VIEWED





- End Terrace House
- Two Bedrooms
- Open Plan Kitchen Living Space
- Ground Floor W/C
- Three Piece Bathroom Suite
- Allocated Parking
- Excellent Transport Links
- Popular Location
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard under the stairs and a single UPVC door providing access into the accommodation.

### W/C

6'0" x 4'3" (1.83m x 1.30m)

This space has a low level flush W/C, a wall-mounted wash basin, tile-effect flooring and a radiator.

### Kitchen Living Room

15'4" x 17'3" (4.68m x 5.26m)

This space has a range of fitted base and wall units with worktops, a freestanding cooker, an extractor fan, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tile-effect and carpeted flooring, partially tiled walls, two radiators and double French doors.

## FIRST FLOOR

### Landing

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

### Master Bedroom

10'6" x 12'1" (3.22m x 3.70m)

The main bedroom has sliding patio doors, a Juliet balcony, carpeted flooring and a radiator.

### Bedroom Two

7'10" x 10'3" (2.41m x 3.14m)

The second bedroom has a velux window to the rear elevation, carpeted flooring and a radiator.

### Bathroom

7'0" x 7'3" (2.14m x 2.22m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, tile-effect flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, an extractor fan and a velux window.

## OUTSIDE

To the outside of the property there is an allocated parking space.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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

Phone Signal – All 3G & 4G, most 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

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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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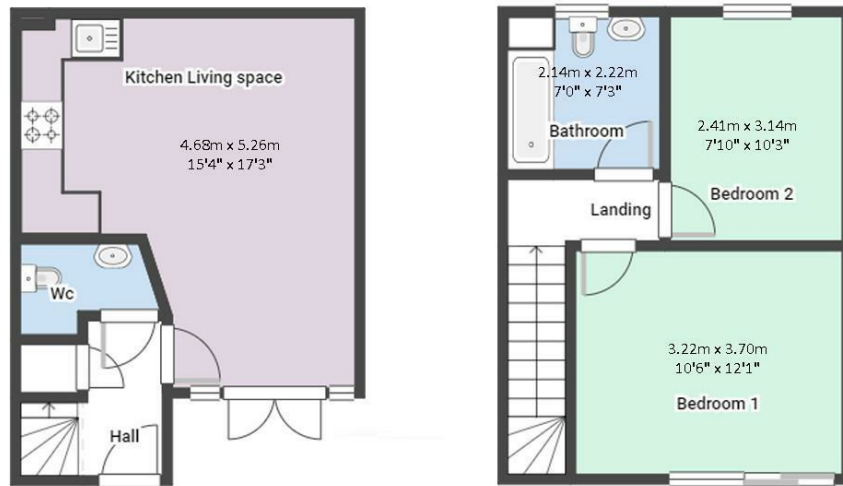
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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