

HoldenCopley

PREPARE TO BE MOVED

Ransom Road, Mapperley, Nottinghamshire NG3 5HN

Guide Price £195,000 - £210,000

Ransom Road, Mapperley, Nottinghamshire NG3 5HN



GUIDE PRICE: £195,000 - £215,000

GREAT FIRST-TIME BUY...

This three-bedroom semi-detached home offers ample space, making it an ideal choice for both first-time buyers and growing families. Situated in a convenient location within easy reach of the City Centre, it is surrounded by a variety of local amenities, excellent commuting links, and falls within the catchment area of good schools. The ground floor welcomes you with an inviting entrance hall, leading to a living room featuring a fireplace, perfect for relaxing evenings. The fitted kitchen, complete with a dining area, provides a wonderful space for family meals and entertaining guests. Upstairs, the first floor boasts three well-proportioned bedrooms, all serviced by a bathroom suite. The property is complemented by gardens at the front and rear, offering outdoor space for leisure and play. Additionally, the home benefits from the added advantage of owned solar panels, enhancing its energy efficiency.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Storage Space
- Three-Piece Bathroom Suite
- Gardens To Front & Rear
- Close To Local Amenities
- Owned Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, in-built cupboards, carpeted stairs, and a single composite door providing access into the accommodation.

Living Room

14'7" x 13'10" (4.46m x 4.24m)

The living room has a UPVC double-glazed window to the front elevation, tiled flooring, a radiator, coving to the ceiling, a TV point, and a feature fireplace with a decorative surround.

Kitchen Diner

17'10" x 9'6" (5.44m x 2.91m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a double Belfast-style sink with a swan neck mixer tap, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, an integrated freezer, space for a fridge, space and plumbing for a washing machine, tiled splashback, tiled flooring, space for a dining table, a radiator, an in-built under stair cupboard, coving to the ceiling, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

12'11" x 10'0" (3.95m x 3.06m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Two

10'8" x 9'6" (3.27m x 2.92m)

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

Bedroom Three

10'0" x 7'6" (3.05m x 2.30m)

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

Bathroom

8'0" x 5'4" (2.44m x 1.64m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side and rear elevation.

OUTSIDE

Front

To the front of the property is a garden with gravelling, a range of plants and shrubs, double gated access, and further gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with patio and gravelling, two sheds, courtesy lighting, a range of mature trees, plants and shrubs, blue slate chippings, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly good coverage 3G / 4G / 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 - very 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 – The outdoor electrical socket requires repair, and one internal socket needs investigation and possible rewiring. Additionally, the cooker cutoff switch needs to be relocated from behind the skirting board. There is sufficient wire to complete this task, as noted in the EICR.

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.

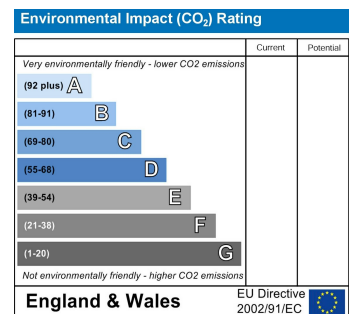
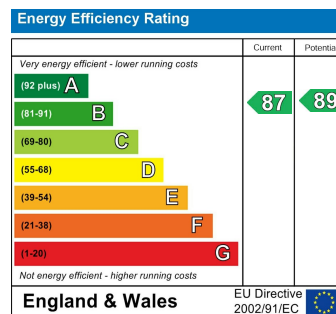
The vendor has advised the following:

Property Tenure is Freehold

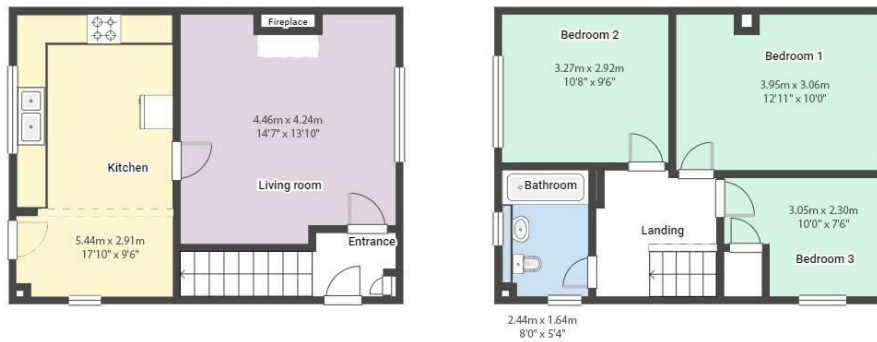
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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