

# HoldenCopley

PREPARE TO BE MOVED

Woodborough Road, Mapperley, Nottinghamshire NG3 5FR

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Guide Price £295,000 - £325,000

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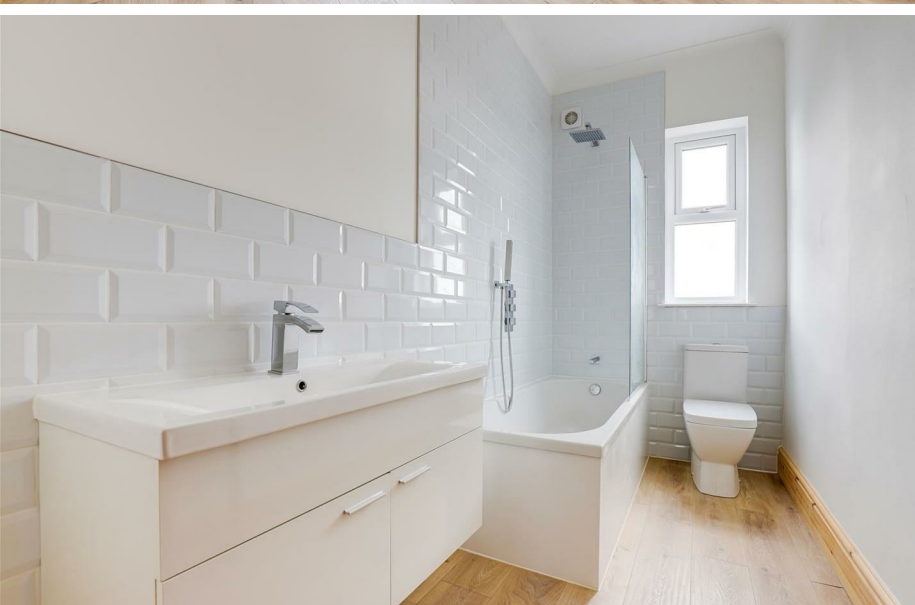
GUIDE PRICE: £295,000 - £325,000

NO UPWARD CHAIN...

This impressive four-bedroom mid-terraced house offers spacious and versatile accommodation spanning across four well-maintained floors, making it an ideal choice for a variety of buyers. The property is offered to the market with no upward chain, ensuring a smooth and hassle-free purchase process. Situated in a highly convenient location, this home is within close proximity to a range of local amenities, reputable school catchments, excellent commuting links, and the City Centre, catering to all your lifestyle needs. The ground floor welcomes you with an entrance hall leading to a dining room, a well-appointed kitchen, and a convenient W/C. Descending to the lower level, you'll find a living / studio room, a shower room, an additional W/C, and a practical utility room. The first floor accommodates two generously sized double bedrooms and a family bathroom. On the second floor, there are two more spacious double bedrooms, one of which features an en-suite bathroom and access to the boarded loft, offering additional storage. Outside, the rear of the property boasts a low-maintenance garden with gated access to an off-road parking space, providing both convenience and security. This versatile and well-located home is perfect for families, professionals, and investors alike.

MUST BE VIEWED





- Four Storey Mid-Terraced House
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Modern Kitchen With Separate Utility Room
- Three Bathrooms & Two W/Cs
- Boarded Loft With Drop-Down Ladder
- Low Maintenance Garden
- Off-Road Parking
- Close To City Centre
- Must Be Viewed





## LOWER GROUND LEVEL

### Rear Porch

5'2" x 3'0" (1.60m x 0.92m)

The rear porch has wood-effect flooring and a single door to access the garden.

### Studio/Bedroom Four

13'1" x 12'3" (4.01m x 3.75m)

The living room has wood-effect flooring, a school radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single door to access the garden.

### Shower Room

7'3" x 2'7" (2.21m x 0.80m)

The shower room has a shower enclosure, a chrome heated towel rail, partially tiled walls, an extractor fan, and wood-effect flooring.

### W/C

2'7" x 4'6" (0.81m x 1.38m)

This space has a low level flush W/C, a wash basin with fitted storage underneath, tiled splashback, a chrome heated towel rail, wood-effect flooring, a singular recessed spotlight, and an extractor fan.

### Utility Room

15'8" x 10'11" (4.80m x 3.34m)

The utility room has a range of fitted base and wall units with wooden worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, wood-effect flooring, a school radiator, and recessed spotlights.

## GROUND FLOOR

### Entrance Hall

2'8" x 4'7" (0.83m x 1.41m)

The entrance hall has a single door providing access into the accommodation.

### Dining Room

12'9" x 11'1" (3.89m x 3.39m)

The dining room has three double-glazed windows with bespoke fitted shutters to the front elevation, wood-effect flooring, recessed spotlights, a school radiator, coving to the ceiling, and an exposed brick feature wall with a recessed alcove.

### Kitchen

12'9" x 13'6" (3.91m x 4.12m)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, a vertical radiator, wood-effect flooring, tiled splashback, a TV point, recessed spotlights, and two UPVC double-glazed windows to the rear elevation.

### W/C

5'1" x 3'1" (1.56m x 0.96m)

This space has a low level flush W/C, a wash basin with tiled splashback, wood-effect flooring, a heated towel rail, an extractor fan, and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

15'10" x 5'11" (4.83m x 1.81m)

The landing has wooden flooring, fitted storage, decorative wooden spindles, a wall-mounted security intercom system, and provides access to the first floor accommodation.

### Living Room

15'10" x 11'2" (4.85m x 3.42m)

The living room has two UPVC double-glazed windows with bespoke fitted shutters to the front elevation, wooden flooring, a school radiator, an original open fireplace, a picture rail, coving to the ceiling, and a range of fitted storage.

### Bedroom Two

10'6" x 10'5" (3.22m x 3.20m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, an original open fireplace, recessed spotlights, coving to the ceiling, and a school radiator.

### Bathroom

4'10" x 10'5" (1.48m x 3.20m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a panelled bath with an overhead rainfall shower, a handheld shower head, wall-mounted chrome fixtures, a shower screen, a chrome heated towel rail, wood-effect flooring, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the rear elevation.

## SECOND FLOOR

### Landing

3'5" x 2'9" (1.06m x 0.85m)

The upper landing has wooden flooring, recessed spotlights, and provides access to the second floor accommodation.

### Master Bedroom

11'7" x 11'5" (3.55m x 3.48m)

The master bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, an original open fireplace, a school radiator, two in-built cupboards, access into the en-suite via a sliding door, and access to the boarded loft with lighting via a drop-down ladder.

### En-Suite

8'7" x 3'10" (2.64m x 1.19m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, a chrome heated towel rail, wood-effect flooring, partially tiled walls, recessed spotlights, and a skylight window.

### Bedroom Four

12'7" x 9'10" (3.86m x 3.01m)

The fourth bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, wooden flooring, ample in-built cupboards, a TV point, a school radiator, and a recessed chimney breast alcove.

## THIRD FLOOR

### Loft

13'4" x 15'9" (4.07m x 4.81m)

The loft has a vaulted ceiling, carpeted flooring and two velux skylights.

## OUTSIDE

To the rear of the property is a private enclosed low maintenance garden with block-paved patio and pebbles, a pond, courtesy lighting, and gated access to a driveway.

## ADDITIONAL INFORMATION

Broadband – Openreach

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

Phone Signal – Mostly good coverage for 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 – No

## 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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