

HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Mapperley, Nottinghamshire NG3 6EW

Guide Price £230,000 - £250,000

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NO UPWARD CHAIN...

We are delighted to present this semi-detached house, located in a highly sought-after area renowned for its convenient access to a wide range of shops, schools, and numerous other amenities. This property benefits from excellent transport links into Nottingham City Centre and surrounding areas, making it an ideal choice for commuters and families alike. The property is being sold with no upward chain, ensuring a smooth and hassle-free purchase process. The versatile layout and prime location make it a perfect fit for many. Upon entering the house, you are greeted by an entrance hall that sets the tone for the rest of the property. The ground floor features a bright and airy living room, complete with a charming bay window that floods the room with natural light, creating a warm and inviting atmosphere. The fitted kitchen diner is well-equipped with modern appliances and ample storage, making it a functional and stylish space for cooking and dining. French doors from the kitchen diner lead into the conservatory, which is spacious and versatile. The conservatory provides a wonderful additional living space with access to the rear garden, perfect for relaxation and entertaining. The first floor comprises two generously sized double bedrooms. The three-piece bathroom suite provides all the necessary amenities for daily living. Outside, to the front of the house features a driveway, providing ample parking space, and there is gated access to the rear garden. The rear garden offers an enclosed and private outdoor space. It includes a patio area for outdoor dining and entertaining, a shed and a bike shed for additional storage, a well-maintained lawn, and beautifully planted borders. The hedged boundary adds to the sense of privacy and tranquillity, and there is also gated access to the rear of the property.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'3" x 2'10" (1.01m x 0.88m)

The entrance hall has carpeted flooring, a dado rail, a radiator, and a UPVC door providing access into the accommodation.

Living Room

13'10" x 15'11" (4.22m x 4.86m)

The living room has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation, two radiator, a recessed chimney breast alcove, a picture rail, and carpeted flooring.

Kitchen

8'9" x 17'2" (2.69m x 5.25m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob, extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge, space for a dining table, a radiator, in-built pantry, laminate tiled flooring, a UPVC double glazed window to the rear elevation, a window to the conservatory, and double French doors providing access into the conservatory.

Conservatory

14'6" x 9'10" (4.43m x 3.01m)

The conservatory has laminate tiled flooring, a radiator, UPVC double glazed windows surround with fitted blinds, recessed spotlights, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'2" x 2'7" (2.20m x 0.80m)

The landing has carpeted flooring, a dado rail, access into the boarded loft via a pulldown ladder with lighting, and access to the first floor accommodation.

Master Bedroom

12'10" x 13'10" (3.92m x 4.22m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, walk-in wardrobes, in-built wardrobes, a picture rail, and carpeted flooring.

Bedroom Two

9'6" x 10'1" (2.92m x 3.09m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and wood-effect flooring.

Bathroom

7'2" x 6'11" (2.19m x 2.12m)

The bathroom has two UPVC double glazed windows to the rear elevation, a low level flush W/C, a sunken wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a radiator, fitted base and wall units with a tiled surface, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a bike shed, a lawn, planted borders, a hedged boundary, and gated access.

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 - 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.

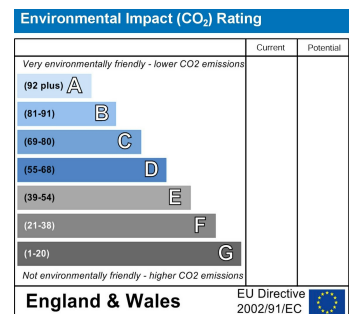
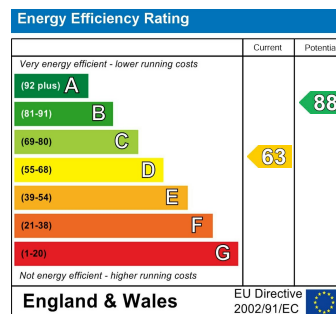
The vendor has advised the following:

Property Tenure is Freehold

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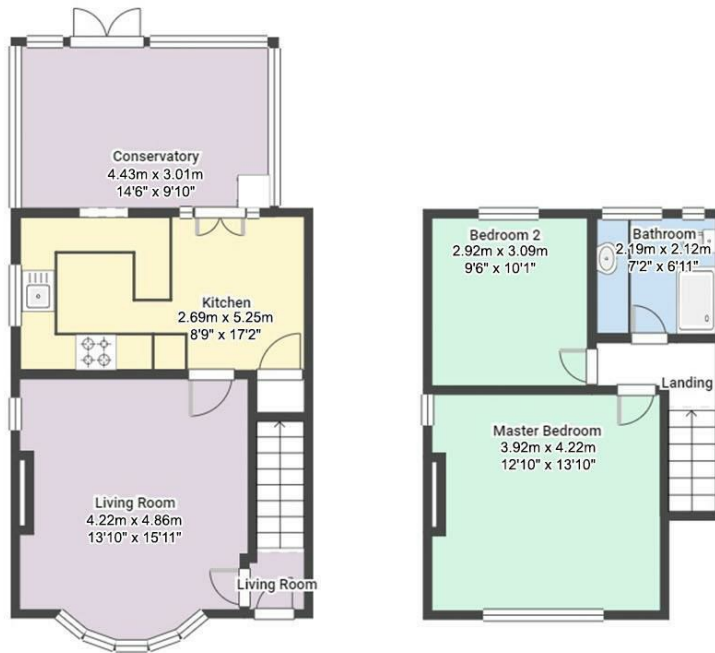
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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