

# HoldenCopley

PREPARE TO BE MOVED

Bennett Street, Mapperley, Nottinghamshire NG3 5GP

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Guide Price £160,000

GUIDE PRICE £160,000 - £180,000

IDEAL FOR FIRST-TIME BUYERS...

This two-bedroom mid-terraced house is an excellent opportunity for first-time buyers. Located in the popular location of Mapperley, it offers easy access to local amenities, including shops, eateries, and excellent transport links into Nottingham City Centre. The ground floor features a welcoming reception room, a modern kitchen complete with a breakfast bar perfect for casual dining, and a convenient three-piece bathroom suite. Upstairs, you'll find two spacious double bedrooms, providing ample living space. Outside, the property offers on-street parking at the front, while the rear boasts a low-maintenance courtyard-style garden with a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Ground Floor Bathroom
- On-Street Parking
- Enclosed Rear Garden
- Ideal For First-Time Buyers
- Popular Location
- Must Be Viewed

## GROUND FLOOR

### Living Room

11'3" x 10'3" (3.43 x 3.14)

The living room has exposed wooden flooring, a radiator, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

### Kitchen

11'3" x 11'3" (3.45 x 3.43)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, & extractor fan, space and plumbing for a washing machine, a breakfast bar, a radiator, tiled flooring, carpeted stairs, and a UPVC double-glazed window to the rear elevation.

### Hallway

5'5" x 3'1" (1.66 x 0.95)

The hall has tiled flooring, a radiator and a single UPVC door providing access to the rear garden.

### Bathroom

8'9" x 4'10" (2.69 x 1.49)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower head, a radiator, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

2'9" x 2'7" (0.84 x 0.81)

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

### Master Bedroom

11'3" x 11'3" (3.44 x 3.43)

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

### Bedroom Two

11'3" x 10'4" (3.43 x 3.15)

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

## OUTSIDE

### Front

To the front of the property is access to on-street parking.

### Rear

To the rear is a courtyard style garden with a concrete patio area, gated access to the rear and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 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 – Condensation damp has occurred in the past on some walls but has been treated and solved with damp proofing and Air vents in rooms.

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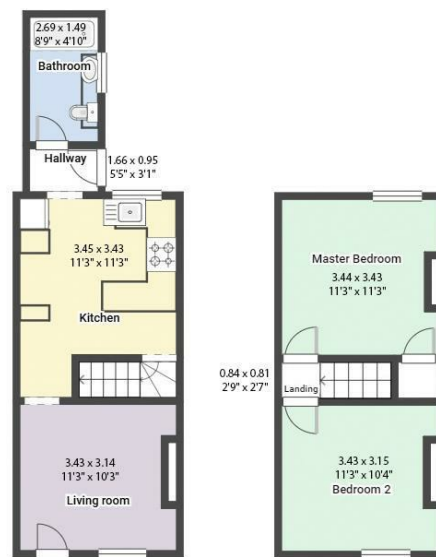
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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