

HoldenCopley

PREPARE TO BE MOVED

Querneby Road, Mapperley, Nottinghamshire NG3 5JJ

Guide Price £140,000 - £160,000

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NO UPWARD CHAIN...

Situated in a popular location, this two-bedroom end-terraced 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 an 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 bedrooms with the master benefiting from a sliding patio door opening out to a Juliet-style balcony and a three-piece bathroom suite. Outside, the property features an allocated parking space, providing convenient and hassle-free parking.

MUST BE VIEWED



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

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, an in-built under stair cupboard, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wash basin, tiled splashback, an extractor fan, vinyl flooring, and a radiator.

Kitchen Living Space

17'0" x 15'5" (5.19m x 4.70m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, tiled splashback, and open plan to the living area which has carpeted flooring, two radiators, a TV point, full height UPVC double-glazed windows to the front elevation, and double French doors opening out to the front.

FIRST FLOOR

Landing

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

Master Bedroom

12'1" x 10'4" (3.69m x 3.17m)

The main bedroom has carpeted flooring, a radiator, a TV point, and a sliding patio door opening out to a Juliet-style balcony.

Bedroom Two

10'4" x 7'10" (3.17m x 2.41m)

The second bedroom has carpeted flooring, a radiator, and a Velux window.

Bathroom

7'3" x 7'1" (2.22m x 2.16m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower head and a shower screen, vinyl flooring, tiled splashback, a heated towel rail, an electrical shaving point, an extractor fan, and a skylight window.

OUTSIDE

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

ADDITIONAL INFORMATION

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 – Very low risk of flooding

Non-Standard Construction – 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.

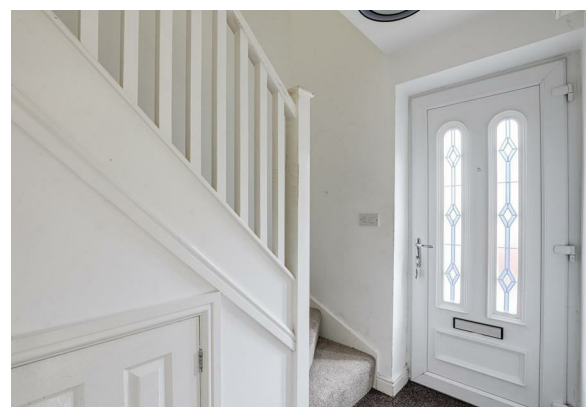
The vendor has advised the following:

Property Tenure is Freehold

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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.





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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