

HoldenCopley

PREPARE TO BE MOVED

Marshall Road, Mapperley, Nottinghamshire NG3 6HS

£250,000

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WELL-PRESENTED THROUGHOUT...

Welcome to this three-bedroom semi-detached house, a well-presented home situated in a popular location, boasting easy access to an array of local amenities. Upon entering, you'll be greeted by a reception room bathed in natural light streaming through the bay window, creating an inviting ambiance. The heart of the home lies in the modern fitted kitchen, featuring a suite of integrated appliances and space for a dining table and chairs. The double French doors connect the indoors with the outdoors, allowing for effortless outdoor dining and entertaining. Completing the ground floor is a convenient W/C, adding to the practicality of daily living. Venturing upstairs, you'll find two generously sized double bedrooms along with a cosy single bedroom, offering versatility to accommodate your family's needs. The three-piece bathroom suite provides space for your daily needs. Outside, the property boasts a front driveway providing off-road parking for multiple cars. To the rear, the generously sized garden awaits, featuring a lawn, decorative stones, and an array of plants and shrubs, creating a perfect space to enjoy the outdoors.

NO UPWARD CHAIN!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

The entrance hall has original wooden flooring, carpeted stairs, a radiator, feature wall panelling and a single door providing access into the accommodation.

Living Room

12'0" x 14'3" (3.67m x 4.35m)

The living room has original wooden flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a tiled hearth and a UPVC double-glazed bay window to the front elevation.

Kitchen

12'0" x 10'10" (3.68m x 3.31m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, dishwasher & fridge freezer, an in-built storage cupboard, a radiator, partially tiled walls, tiled flooring, a full-height UPVC double-glazed window to the rear elevation and a double French doors opening out to the rear garden.

Hall

2'7" x 2'11" (0.81m x 0.91m)

The hall has tiled flooring ample storage space.

W/C

4'1" x 2'8" (1.27m x 0.83m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, a recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

2'11" x 7'5" (0.91m x 2.28m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft with courtesy lighting via a dropdown ladder.

Master Bedroom

8'10" x 12'7" (2.70m x 3.84m)

The main bedroom has carpeted flooring, a radiator, partially panelled walls and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'9" x 8'11" (3.29m x 2.72m)

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

Bedroom Three

7'11" x 6'0" (2.43m x 1.83m)

The third bedroom has laminate wood-effect flooring and a UPVC double-glazed window to the front elevation.

Bathroom

7'7" x 5'10" (2.33m x 1.80m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bath with a shower fixture, a heated towel rails, partially tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, gated access to the rear garden, courtesy lighting and fence panelling boundary.

Rear

To the rear of the property is an enclosed & generous sized garden with a lawn, decorative stones, a range of plants & shrubs, an additional garden space at the bottom of the garden and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 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 – 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.

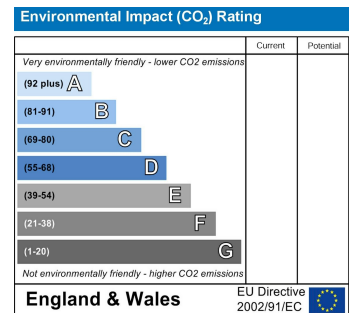
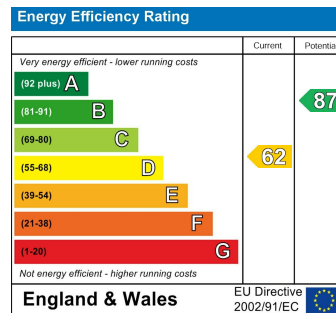
The vendor has advised the following:

Property Tenure is Freehold

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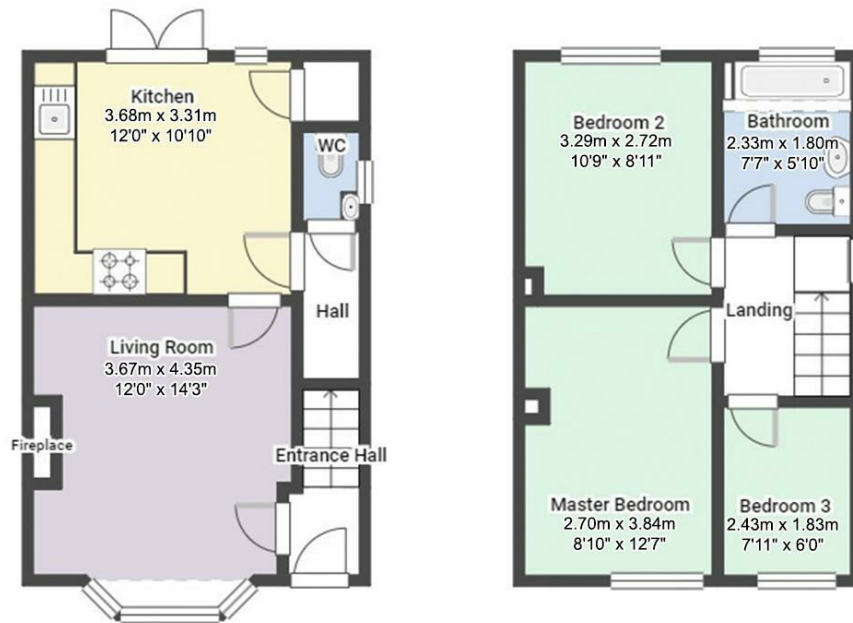
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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