

HoldenCopley

PREPARE TO BE MOVED

Redcliffe Road, Mapperley Park, Nottinghamshire NG3 5BW

Guide Price £450,000 - £475,000

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LOCATION, LOCATION, LOCATION...

Situated in a prime location just moments from Nottingham City Centre, this character-filled townhouse offers an ideal blend of historic charm and modern living. Perfect for growing families, the spacious accommodation spans three floors. The ground floor features a welcoming entrance lobby, a practical boot room, a W/C, a versatile double bedroom, and convenient access to the integral garage. On the first floor, the modern kitchen with integrated appliances opens into a bright dining area, alongside a generous living room and a cosy snug space. The second floor hosts three well-proportioned double bedrooms, all serviced by two stylish bathroom suites. Outside, the property benefits from permit parking, access to both a garage and car-port, and private, well-maintained gardens to the side and rear—an ideal retreat in a bustling city location. With shops, eateries, transport links, Universities, and City Hospital nearby, this home truly offers city living at its finest.

MUST BE VIEWED





- Three-Storey Town House
- Four Double Bedrooms
- Spacious Reception Rooms
- Modern Fitted Kitchen Diner
- Ground Floor W/C & Boot Room
- Two Bathroom Suites
- Car-Port Driveway & Integral Garage
- Well-Maintained Gardens
- Conservation Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, a UPVC double-glazed window to the side elevation, a single door providing access into the accommodation, and a single door opening out to the garden.

W/C

This space has a low level flush W/C, a pedestal wash basin, tiled splashback, laminate flooring, and a UPVC double-glazed window to the side elevation.

Boot Room

8'4" x 6'2" (2.55m x 1.90m)

The boot room has a UPVC double-glazed window to the front elevation, a wall-mounted consumer unit, a radiator, laminate flooring, and wall-mounted coat hooks.

Bedroom Two

12'9" x 9'2" (3.90m x 2.80m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted wardrobes with overhead storage cupboards.

Garage

24'0" x 9'10" (7.34m x 3.02m)

The tandem garage has ceiling strip lights, power points, and an electric up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

The landing has UPVC double-glazed windows to the side elevation, carpeted flooring, a radiator, in-built storage cupboards, and provides access to the first floor accommodation.

Kitchen Diner

19'9" max x 15'5" max (6.02m max x 4.70m max)

The "L" shaped kitchen has a range of fitted shaker-style base and wall units with granite-effect worktops, an undermount sink with a swan neck mixer tap and draining grooves, a double oven range cooker with a gas hob and an angled extractor fan, an integrated microwave, an integrated fridge freezer, an integrated dishwasher, an open plan dining area, laminate flooring, recessed spotlights, coving to the ceiling, a radiator, UPVC double-glazed windows to the front elevation, and open access into the living room.

Living Room

23'7" x 9'10" (7.20m x 3.02m)

The living room has laminate flooring, coving to the ceiling, a wall-mounted TV point, a feature fireplace with a decorative surround, two radiators, open access to the snug area, and a sliding patio door opening out to the rear garden.

Snug

11'5" x 9'1" (3.50m x 2.77m)

The snug has a UPVC double-glazed window to the rear elevation, laminate flooring, coving to the ceiling, and a radiator.

SECOND FLOOR

Landing

The upper landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the second floor accommodation.

Bedroom One

17'11" x 9'10" (5.48m x 3.02m)

The first bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a TV point, a radiator, and access into the en-suite.

En-Suite

9'0" x 5'8" (2.76m x 1.73m)

The en-suite has a concealed flush W/C, a double wash basin with fitted storage underneath, a wall-mounted vanity mirror with LED lighting, tiled splashback, a walk-in shower enclosure with an overhead rainfall shower, laminate flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Three

12'7" x 9'10" (3.85m x 3.02m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and in-built cupboards.

Bedroom Four

11'3" x 9'6" (3.45m x 2.90m)

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

Bathroom

9'6" x 7'0" (2.92m x 2.14m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, laminate flooring, partially tiled walls, in-built storage cupboards, a chrome heated towel rail, and a half vaulted ceiling with a skylight window.

OUTSIDE

To the front of the property is a car-port driveway with access into the garage. To the side and rear of the property, there are enclosed gardens with patio areas, a lawn, a range of plants and shrubs, rockery, a shed, courtesy lighting, and stone-brick boundary walls.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 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 - Medium risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Conservation Area

DISCLAIMER

Council Tax Band Rating - Nottingham City Centre - Band E

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.

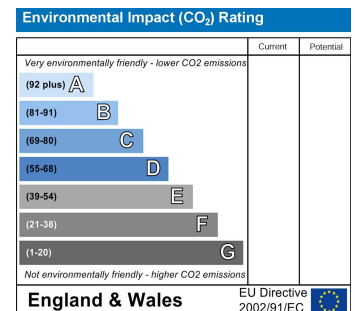
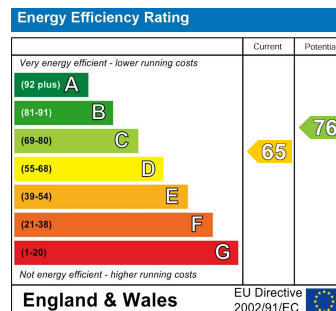
The vendor has advised the following:

Property Tenure is Freehold

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk