

HoldenCopley

PREPARE TO BE MOVED

Penarth Rise, Mapperley, Nottinghamshire NG5 4EE

£265,000

Penarth Rise, Mapperley, Nottinghamshire NG5 4EE

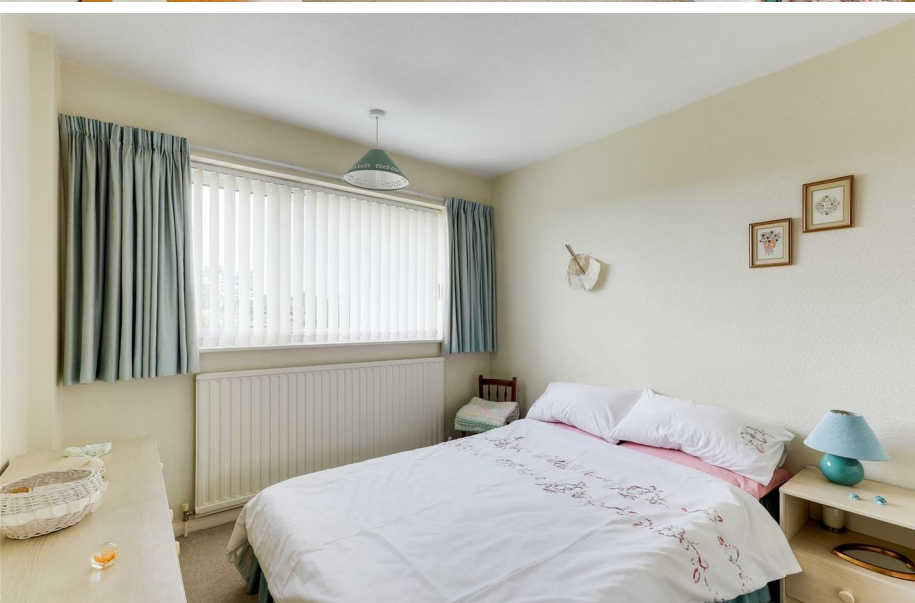


LOCATION LOCATION LOCATION...

This deceptively spacious three-bedroom semi-detached home is well presented throughout and is nestled in a highly sought-after location. The property offers easy access to local amenities such as shops, excellent transport links, and reputable school catchments. The ground floor features a hallway leading to a generous living room, a well-appointed kitchen diner, a bright conservatory, and convenient access to an integral garage. Upstairs, the first floor comprises three comfortable bedrooms, a modern three-piece bathroom suite, and access to a boarded loft, providing ample additional storage space. The exterior boasts a driveway at the front for off-road parking, while the rear of the property offers a private, low-maintenance garden complete with a patio, lawn, and shed, perfect for outdoor relaxation and storage.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Conservatory
- Integral Garage
- Three Piece Bathroom Suite
- Large Rear Garden
- Driveway
- No Upward Chain





GROUND FLOOR

Hallway

14'9" x 5'11" (4.52 x 1.82)

The hallway has carpeted flooring and stairs, a radiator, an under the stairs cupboard, a built-in cupboard and a single door providing access into the accommodation.

Living Room

16'9" x 10'5" (5.12 x 3.19)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted feature fireplace and coving.

Kitchen Diner

16'9" x 8'5" (5.12 x 2.57)

The kitchen diner has a range of fitted base and wall units with worktops, a new integrated oven, an electric hob, space and plumbing for a washing machine and microwave, a stainless steel sink and a half with a drainer, tiled and carpeted flooring, a radiator, partially tiled walls, a built-in cupboard, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access into the conservatory.

Conservatory

9'6" x 9'4" (2.92 x 2.87)

The conservatory has tiled flooring, an electric heater, UPVC double-glazed windows to the rear and side elevations, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Garage

26'8" x 8'3" (8.13 x 2.53)

The garage has lighting, power points, a fridge-freezer, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access out to the garden and an up and over garage door.

FIRST FLOOR

Landing

10'8" x 7'8" (3.27 x 2.36)

The landing has carpeted flooring, access to the partially boarded loft, a built-in cupboard, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

10'5" x 10'3" (3.20 x 3.13)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and fitted wardrobes and drawers.

Bedroom Two

10'4" x 8'11" (3.16 x 2.73)

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

Bedroom Three

6'5" x 6'3" (1.98 x 1.93)

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

Bathroom

7'7" x 5'6" (2.33 x 1.68)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted corner shower enclosure with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn and a driveway.

Rear

To the rear of the property is a private garden with a patio, steps leading to a lawn, various plants, mature trees and shrubs and a shed.

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 - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

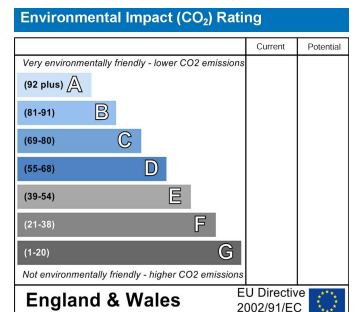
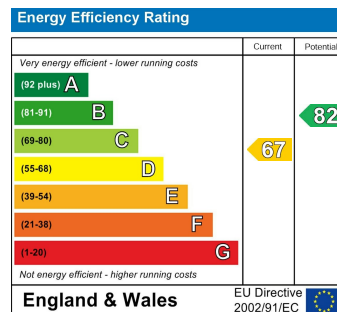
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Penarth Rise, Mapperley, Nottinghamshire NG5 4EE

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.