

# HoldenCopley

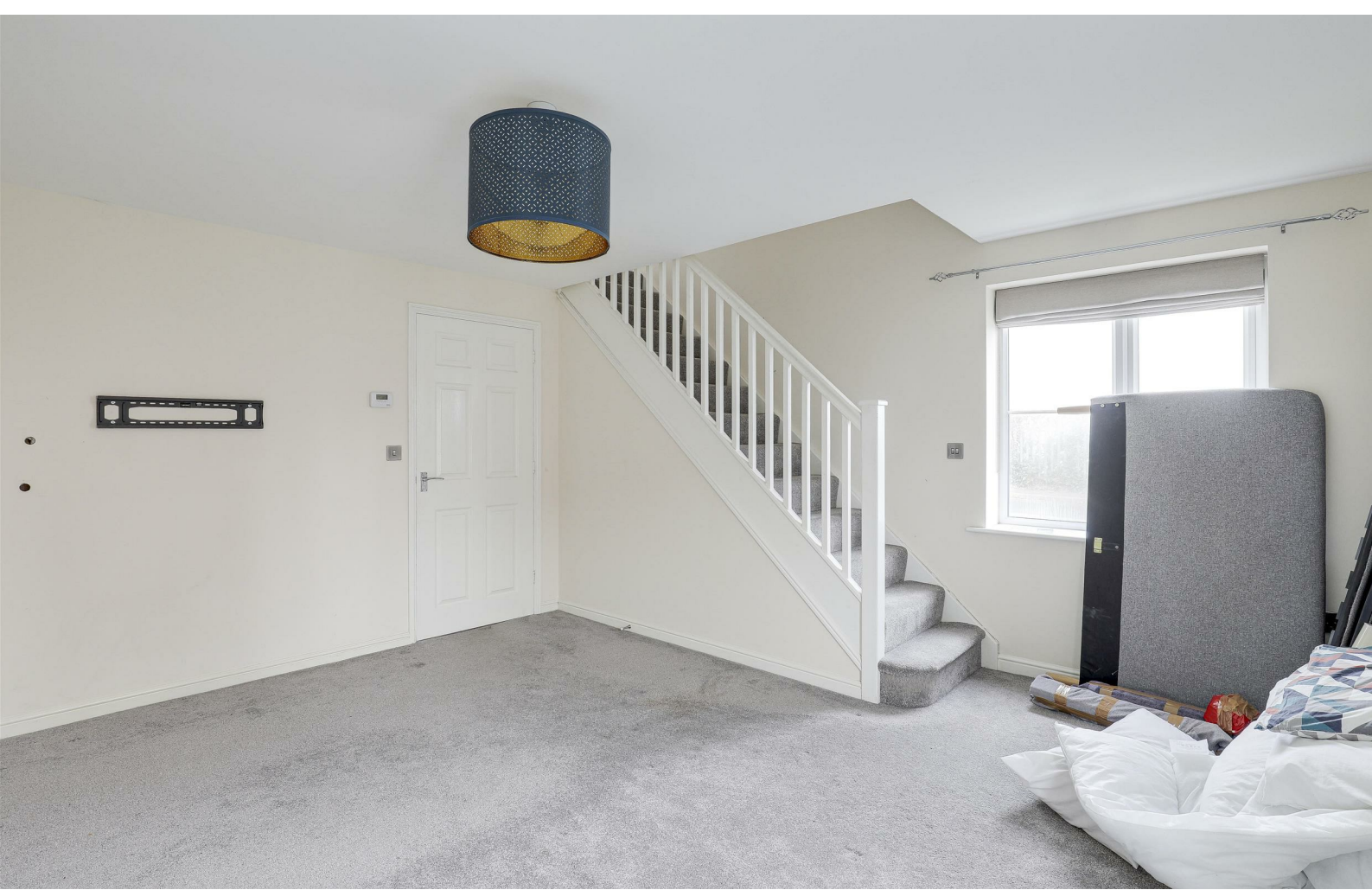
PREPARE TO BE MOVED

Ransom Drive, Mapperley, Nottinghamshire NG3 5LR

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Guide Price £200,000

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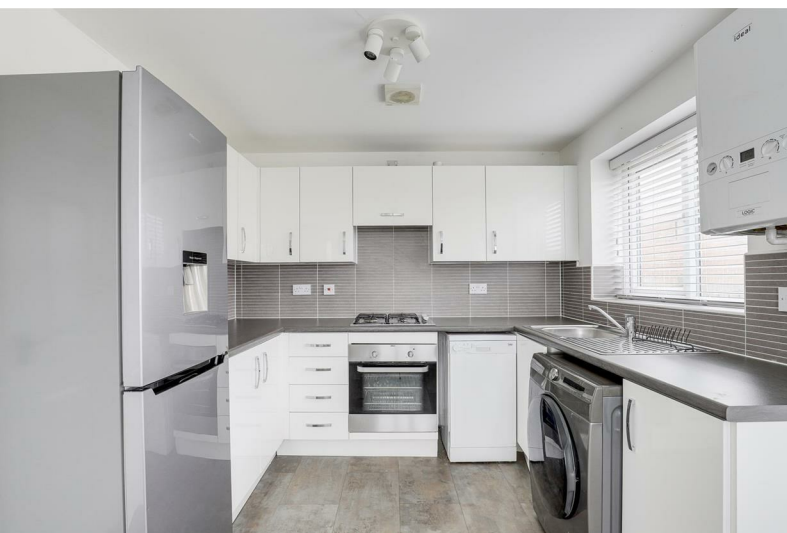


GUIDE PRICE... £200,000 - £210,000.

NO UPWARD CHAIN...

This three-bedroom semi-detached home is an ideal choice for a variety of buyers, whether you're a first-time buyer, a small family, or looking to downsize. Situated in the sought-after area of Mapperley, this property combines modern living with convenience, surrounded by an array of shops, restaurants, and bars. Excellent transport links provide seamless access to the City Centre, making this home perfect for urban professionals and commuters alike. The ground floor features an entrance hall leading to a convenient W/C, a spacious living room ideal for relaxation or entertaining, and a fitted kitchen boasting double French doors that open directly onto the garden. Upstairs, the first floor offers three well-proportioned bedrooms and a modern three-piece bathroom suite, providing comfort and practicality. The exterior of the property includes a well-maintained front lawn, and gated side access leads to a generous rear garden. The rear garden features a mix of lawn and a small patio area, all enclosed by a panelled fence for privacy.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has vinyl flooring, a radiator, an in-built cupboard, and a door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and vinyl flooring.

Living Room

14'4" x 13'6" (4.38m x 4.13m)

The living room has two UPVC double glazed windows to the front and side elevation, a radiator, and carpeted flooring.

Kitchen

13'7" x 8'11" (4.15m x 2.72m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, space for a dining table, tiled splashback, tiled-effect flooring, two UPVC double glazed windows to the front and side elevation, and double French doors opening out to the garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

13'6" x 9'11" (4.13m x 3.03m)

The first bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Two

12'7" x 7'4" (3.86m x 2.26m)

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

Bedroom Three

9'4" x 5'10" (2.85m x 1.79m)

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

Bathroom

6'11" x 5'11" (2.11m x 1.81m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a all-mounted shower fixture, a radiator, partially tiled walls, and tiled-effect flooring.

OUTSIDE

To the outside of the property is a lawn, and gated access to the side garden with a lawn, a small patio area, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps
- 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 - 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.

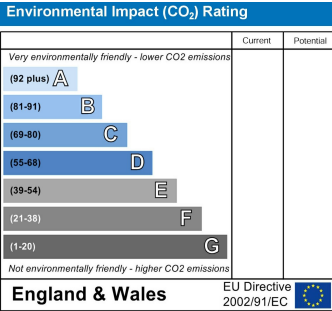
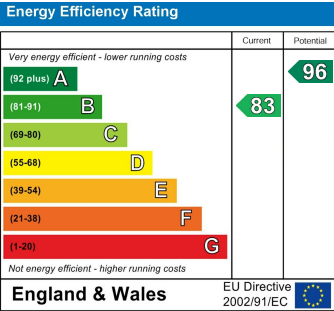
The vendor has advised the following:  
Property Tenure is Freehold

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.  
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.  
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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.



# Ransom Drive, Mapperley, Nottinghamshire NG3 5LR



## 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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