

# HoldenCopley

PREPARE TO BE MOVED

Cyprus Road, Mapperley Park, Nottinghamshire NG3 5EB

---

Guide Price £500,000 - £550,000

---



Cyprus Road, Mapperley Park, Nottinghamshire NG3 5EB



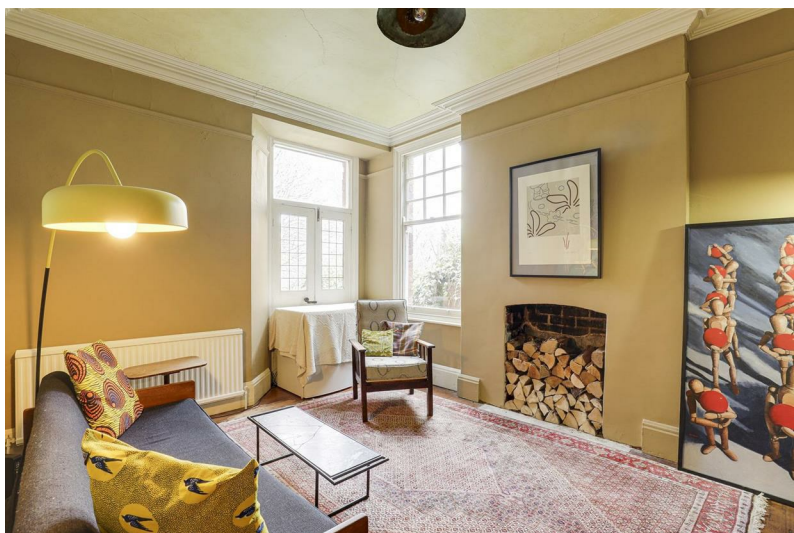


GUIDE PRICE: £500,000 - £550,000

LOCATION, LOCATION, LOCATION WITH NO UPWARD CHAIN...

Nestled in the heart of Mapperley Park's charming conservation area, this three-story semi-detached house seamlessly blends period elegance with modern convenience. Just two miles from the City Centre, it offers easy access to a wealth of amenities, excellent school catchments, and efficient commuting links. This property offers a wealth of period features throughout including sliding sash windows, original Minton tiled or wood flooring, coving to the ceiling and much more adding to the abundance of rich character on offer. Stepping inside, you'll be greeted by an entrance hall, two spacious reception rooms, and a large dining kitchen, perfect for family gatherings, which offers access to a pantry and a cellar divided into three sections. The first floor boasts three generously sized double bedrooms, all serviced by a four-piece bathroom suite. Ascend to the second floor to discover two additional double bedrooms, providing ample space for a growing family or versatile usage. Externally, the property features a front driveway with a newly installed electric car charging point. The rear reveals a mature, enclosed garden with a decked balcony area, steps leading down to a serene patio, and a lawn.

NO UPWARD CHAIN!







- Three Storey Semi-Detached House
- Five Double Bedrooms
- Two Reception Rooms
- Large Kitchen With Pantry
- Cellar
- Four-Piece Bathroom Suite
- Mature Garden With Decked Balcony Area
- Driveway & Electric Car-Charging Point
- Sought-After Conservation Area
- No Upward Chain











GROUND FLOOR

Entrance Hall

The entrance hall has Minton tiled flooring, coving to the ceiling, a decorative ceiling arch, a radiator, wall-mounted coat hooks, carpeted stairs, and a single wooden door with glass inserts providing access into the accommodation.

Living Room

16'8" into bay x 13'0" (5.09m into bay x 3.97m)

The living room has a single-glazed sliding sash window with a square bay design to the front elevation, wooden flooring, coving to the ceiling, a picture rail, a recessed chimney breast alcove with a log-burning stove and tiled hearth, a TV point, and a radiator.

Dining Room

15'7" x 11'3" (4.75m x 3.44m)

The dining room has a single-glazed sash window to the side elevation, coving to the ceiling, a picture rail, wooden flooring, a radiator, a recessed chimney breast alcove, and double wooden doors with glass inserts providing access to the garden.

Kitchen

23'8" x 11'11" (7.23m x 3.65m)

The kitchen has a fitted sink unit with a double basin, a swan neck mixer tap, and storage underneath, space for a range cooker, an extractor fan and splashback, space for an American-style fridge freezer, space for various other appliances and units, space for a dining table, a wall-mounted Worcester boiler, a radiator, wooden flooring, access to the cellar, access into the pantry, a wood-framed window to the side elevation, and two sets of wooden bi-folding doors opening out onto the rear decking area.

Pantry

5'9" x 4'0" (1.76m x 1.23m)

The pantry has a range of wall-mounted shelves, a fitted worktop, space and plumbing for a washing machine, and a single-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar

20'11" max x 17'5" max (6.38m max x 5.31m max)

The cellar is split into three sections and has lighting.

FIRST FLOOR

Landing

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

Bedroom One

17'4" x 13'10" (5.30m x 4.22m)

The main bedroom has single-glazed sliding sash windows to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bedroom Two

14'0" x 11'3" (4.29m x 3.43m)

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

Bedroom Three

11'11" x 11'6" (3.65m x 3.51m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, an original open fireplace, and a radiator.

Bathroom

11'2" x 7'9" (3.42m x 2.37m)

The bathroom has a low level flush W/C, a pedestal wash basin, a wall-mounted electrical shaving point, a sunken bath with a mosaic-style tiled surround, a walk-in shower enclosure with a mains-fed shower, a vertical radiator, partially tiled walls, recessed spotlights, a skylight window, and a single-glazed sliding sash window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a radiator, a skylight window, and provides access to the second floor accommodation.

Bedroom Four

11'3" x 9'11" (3.45m x 3.04m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, eaves storage cupboard, and access to the loft.

Bedroom Five

16'11" max x 13'10" max (5.17m max x 4.23m max)

The fifth bedroom has a UPVC double-glazed window to the side elevation, a single-glazed sash window to the front elevation, a radiator, and exposed wooden flooring.

OUTSIDE

Front

To the front of the property is a block-paved driveway, an electric car-charging point, and gated access to the side and rear garden.

Rear

To the rear of the property is a raised decked balcony area with steps leading down to a lawn, a patio area, rockery, and a range of mature trees, plants and shrubs.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G, some 5G coverage
- 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+
- Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

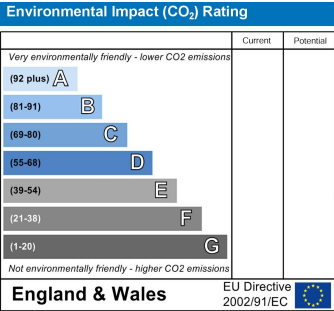
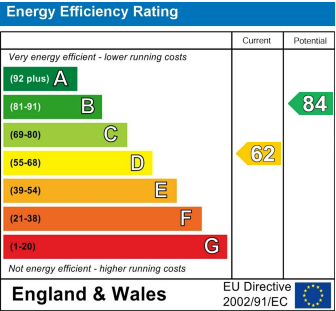
Council Tax Band Rating - Nottingham City Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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





# Cyprus Road, Mapperley Park, Nottinghamshire NG3 5EB

**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.