

# HoldenCopley

PREPARE TO BE MOVED

Marshall Road, Mapperley, Nottinghamshire NG3 6HS

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£250,000



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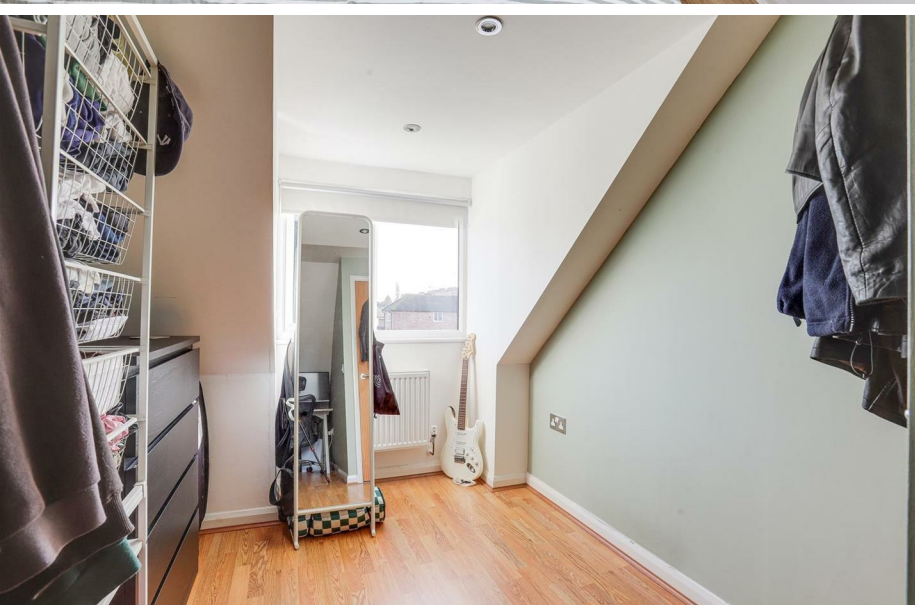
## THE PERFECT STARTER HOME...

Situated in the sought-after location of Mapperley, this beautifully presented two-bedroom detached house offers the perfect opportunity for first-time buyers looking for a stylish and move-in-ready home. Boasting a modern and well-designed layout, the ground floor features an inviting entrance hall leading to a convenient W/C, a bright and airy open-plan lounge and dining area, and a contemporary kitchen equipped with a range of integrated appliances. A separate utility room adds extra practicality. Upstairs, two well-proportioned bedrooms are serviced by a bathroom suite. Outside, the property benefits from a driveway providing off-road parking for multiple cars, while the private south-facing garden to the side and rear offers a fantastic space to relax and entertain. With easy access to local amenities, excellent transport links, and close proximity to Nottingham City Centre and the City Hospital, this home is a fantastic find in a highly desirable location.

MUST BE VIEWED







- Detached House
- Two Bedrooms
- Spacious Lounge & Dining Room
- Fitted Kitchen With Integrated Appliances
- Separate Utility Area
- Three-Piece Bathroom Suite
- Driveway For Multiple Cars
- South-Facing Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5\*9" max x 13\*5" (1.76m max x 4.09m)

The entrance hall has tiled flooring, a radiator, recessed spotlights, carpeted stairs, and a singular composite door providing access into the accommodation.

W/C

4\*11" x 2\*8" (1.50m x 0.82m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled flooring, a radiator, an extractor fan, and recessed spotlights.

Lounge/Dining Room

24\*6" into bay x 10\*4" (7.47m into bay x 3.17m)

The open plan lounge and dining room has wood-effect flooring, recessed spotlights, a TV point, two radiators, a UPVC double-glazed square bay window to the front elevation, a further UPVC double-glazed obscure window to the rear elevation, and double French doors opening out to the garden.

Kitchen

13\*1" max x 10\*1" (4.01m max x 3.08m)

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated oven with a six-ring gas hob and extractor fan, an integrated fridge, an integrated freezer, tiled splashback, tiled flooring, recessed spotlights, open access into the utility room, and a UPVC double-glazed window to the front elevation.

Utility Room

7\*5" x 6\*11" (2.28m x 2.13m)

The utility room has fitted gloss base and wall units with worktops, a stainless steel sink with a mono mixer tap and drainer, tiled flooring, tiled splashback, a radiator, an extractor fan, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

5\*9" max x 8\*10" (1.77m max x 2.70m)

The landing has a UPVC double-glazed obscure window to the rear elevation, carpeted flooring, recessed spotlights, an in-built storage cupboard, and provides access to the first floor accommodation.

Bedroom One

10\*5" max x 14\*11" (3.19m max x 4.56m)

The first bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and recessed spotlights.

Bedroom Two

14\*11" max x 7\*7" (4.57m max x 2.32m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and recessed spotlights.

Bathroom

5\*8" max x 7\*4" (1.75m max x 2.26m)

The bathroom has a low level dual flush W/C, a

OUTSIDE

Front

To the front is a block-paved driveway with courtesy lighting and gated access to the garden.

Garden

To the side and rear of the property is a private enclosed south-facing garden with a patio area, a lawn, courtesy lighting, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G / 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 - Gedling Borough Council - Band C

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.

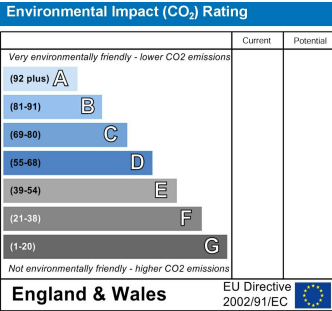
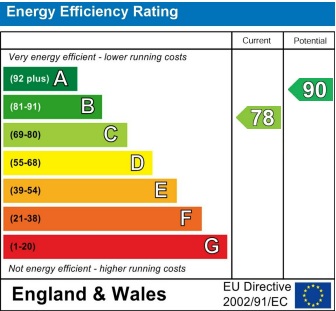
The vendor has advised the following:

Property Tenure is Freehold

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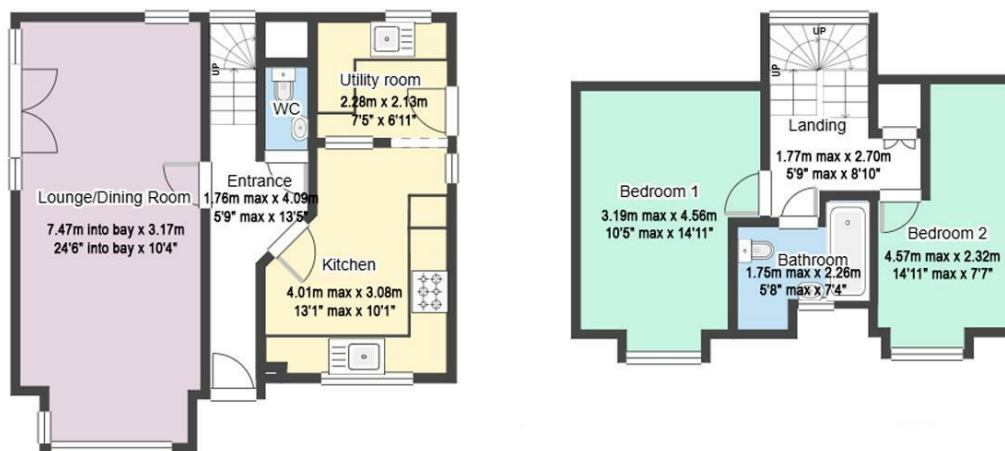
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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**0115 7734300**

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

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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