

# HoldenCopley

PREPARE TO BE MOVED

Woodborough Road, Mapperley, Nottinghamshire NG3 5HB

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Guide Price £260,000 - £280,000



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### SEMI DETACHED HOUSE...

Situated in a highly desirable location, this three-storey semi-detached home offers a wonderful blend of character, space, and convenience. With Coppice Park just a short distance away and a variety of local amenities within easy reach, it presents an excellent opportunity for a range of buyers. As you step inside, you are welcomed by a hallway that leads into a bright and inviting living room, where a beautiful bay window allows natural light to flood the space. Adjacent to the living room, the separate dining room provides a perfect setting for family meals and entertaining, with direct access into the fitted kitchen, which is well-equipped for modern living. From the kitchen, there is also access to the cellar, offering valuable additional storage space. On the first floor, the property features two well-proportioned bedrooms, both offering a comfortable and versatile layout, along with a modern three-piece bathroom suite. Continuing up to the second floor, you will find the third bedroom, a generously sized double that benefits from a peaceful and private setting. The exterior of the property is equally appealing, with a small courtyard at the front, off-street parking, and gated side access leading to the rear garden. The enclosed rear garden is thoughtfully designed with a mix of a patio area, a gravelled section, and a well-maintained lawn, providing a lovely outdoor space to enjoy. A shed offers practical storage, while the secure fence-panelled boundary ensures privacy, making it an ideal space for both relaxation and entertaining.

### MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hallway

10'6" x 2'11" (3.21 x 0.91)

The hallway has wood-effect flooring, coving to the ceiling, and a composite door providing access into the accommodation.

Living room

15'2" x 10'7" (4.64 x 3.23)

The living room has a UPVC double glazed aby window to the from elevation, a radiator, a TV point, a wrought iron open feature fireplace, coving to the ceiling, and carpeted flooring.

Dining Room

15'1" x 13'11" (4.60 x 4.26)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, wood-effect flooring, and open access into the kitchen.

Kitchen

12'11" x 6'11" (3.96 x 2.12)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splash back, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden, and access to the cellar.

BASEMENT

Cellar

28'4" x 13'7" (8.64 x 4.16)

The cellar has lighting, electrics, ample storage, and split into two sections.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted stairs, and access to the first floor accommodations.

Master Bedroom

14'0" x 12'0" (4.28 x 3.67)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, a wrought iron feature fireplace, and carpeted flooring.

Bedroom Two

11'11" x 8'3" (3.65 x 2.53)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a wrought iron feature fireplace, and carpeted flooring.

Bathroom

8'9" x 5'5" (2.68 x 1.66)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, partially tied walls, and tiled flooring.

SECOND FLOOR

Bedroom Three

14'0" x 11'11" (4.28 x 3.65)

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

OUTSIDE

Front

To the front of the property is a small courtyard, off-street parking, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a gravelled area, a lawn, a shed, and a fence panelled boundary.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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:

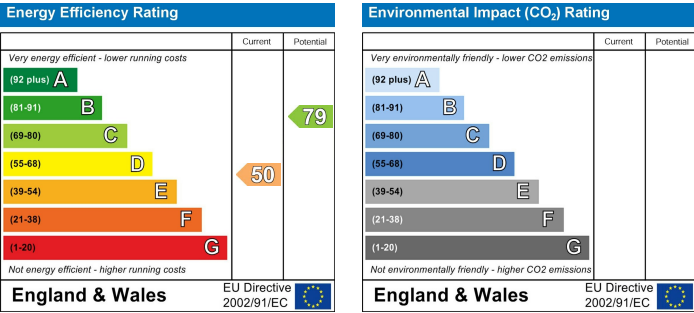
Property Tenure is Freehold

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.

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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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