

HoldenCopley

PREPARE TO BE MOVED

Florence Road, Mapperley, Nottinghamshire NG3 6LJ

Guide Price £230,000 - £260,000

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NO UPWARD CHAIN...

This deceptively spacious three-bedroom semi-detached home is situated in a sought-after location, offering convenient access to local amenities, excellent transport links, and great school catchments. Offered to the market with no upward chain, this property presents a fantastic opportunity for a variety of buyers, whether you're a first-time purchaser, a growing family, or an investor seeking a desirable location. The ground floor features an entrance hall leading to a bright bay-fronted living room, which seamlessly flows into the dining area, creating a fantastic open-plan space. The modern fitted kitchen provides ample storage and workspace, while the conservatory offers additional living space with views of the garden. Upstairs, there are three well-proportioned bedrooms, a contemporary shower room, and access to a boarded loft for extra storage. Externally, the property benefits from a shared driveway at the front, while the rear boasts a private garden with a patio area, a pergola, a lawn, mature shrubs and trees, and a useful garden shed.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'1" x 3'0" (3.70m x 0.93m)

The entrance hall has carpeted flooring and stairs, a radiator, a decorative ceiling arch and a single UPVC door with stained glass inserts providing access into the accommodation.

Living Room

10'9" x 14'0" (3.29m x 4.28m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a brick surround and a tiled hearth, coving and access into the dining room.

Dining Room

11'2" x 12'4" (3.42m x 3.78m)

The dining room has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a radiator and a brick surround.

Kitchen

8'10" x 15'1" (2.70m x 4.62m)

The kitchen has a range of fitted shaker style base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge-freezer, a sink with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, partially tiled walls, access into the cupboard, UPVC double-glazed windows to the side elevation and UPVC double French doors providing access into the conservatory.

Conservatory

12'5" x 8'9" (3.79m x 2.67m)

The conservatory has UPVC double-glazed windows to the side elevation, tile-effect flooring, wall-mounted light fixtures, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

19'9" x 5'5" (6.02m x 1.66m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

14'4" x 10'11" (4.37m x 3.34m)

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

Bedroom Two

8'6" x 12'4" (2.60m x 3.77m)

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

Bedroom Three

8'0" x 8'11" (2.45m x 2.74m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a wall-mounted boiler and a built-in cupboard.

Bathroom

6'10" x 4'8" (2.10m x 1.44m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with an electric shower, wood-effect flooring, a radiator, waterproof wall panels, recessed spotlights and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front is a shared driveway.

Rear

To the rear is a private garden with a patio, a pergola, a lawn, mature shrubs and trees and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – shared access to driveway

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.

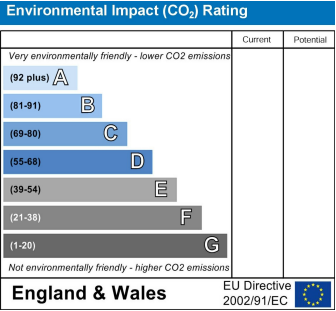
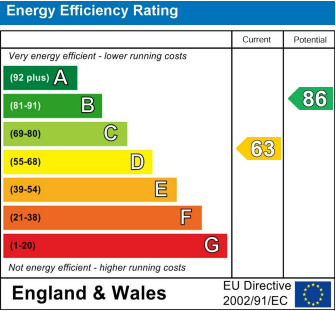
The vendor has advised the following:

Property Tenure is Freehold

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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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