

HoldenCopley

PREPARE TO BE MOVED

Hallam Road, Mapperley, Nottinghamshire NG3 6HR

£230,000

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SEMI DETACHED HOUSE...

Nestled in a sought-after location with excellent transport links and easy access to shops and local amenities, this well-presented semi-detached home offers both comfort and convenience. Upon entering, you are welcomed by a spacious hallway leading to a bright and airy living room featuring a delightful bay window that fills the space with natural light. The modern fitted kitchen provides ample storage and workspace, while a convenient ground floor W/C adds practicality. Upstairs, the property boasts two well-proportioned bedrooms and a stylish three-piece bathroom suite. Outside, the front of the home benefits from a private driveway and gated side access to the rear garden. The enclosed rear garden is a peaceful retreat, complete with two sheds for additional storage, gravelled borders, a neatly maintained lawn, and a hedged boundary for privacy. This wonderful home is ideal for first-time buyers, small families, or investors looking for a prime location with superb amenities nearby.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Driveway
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

4'1" x 3'11" (1.27 x 1.20)
The hallway has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Living room

12'11" x 12'4" (3.96 x 3.76)
The living room has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, a feature fireplace, an in-built cupboard, and wood-effect flooring.

Kitchen

12'9" x 8'0" (3.91 x 2.45)
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, a ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, tiled splash back, tiled flooring, and two UPVC double glazed windows to the rear elevation.

W/C

4'1" x 2'8" (1.27 x 0.83)
This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a radiator, tiled flooring, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

7'11" x 2'7" (2.42 x 0.80)
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the bordered loft with lighting via a pull down ladder, and access to the first floor accommodation.

Master Bedroom

13'2" x 11'0" (4.02 x 3.36)
The main bedroom has two UPVC double glazed window to the front elevation, an in-built cupboard, two radiators, and wood flooring.

Bedroom 2

9'5" x 7'10" (2.89 x 2.41)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood flooring.

Bathroom

7'10" x 6'5" (2.41 x 1.97)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, partially tiled walls and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear if the property is an enclosed garden with two shed's, gravelled borders, a lawn, and a hedged 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 1000Mbps and Upload Speed 100Mbps
- 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 - Gedling Borough 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.

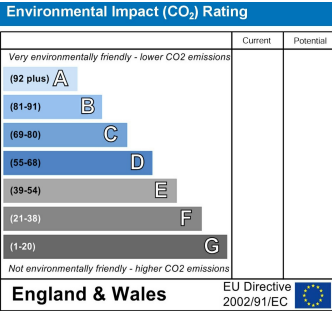
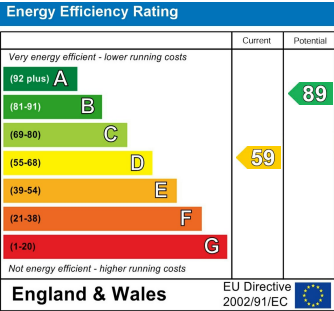
The vendor has advised the following:
Property Tenure is Freehold

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.

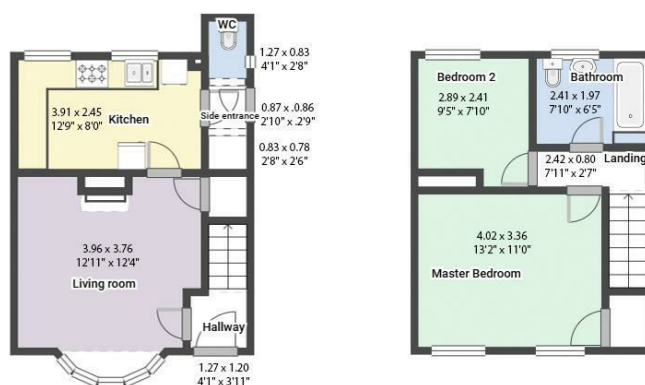
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.



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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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