

HoldenCopley

PREPARE TO BE MOVED

Moore Road, Mapperley, Nottinghamshire NG3 6EF

Guide Price £240,000 - £250,000

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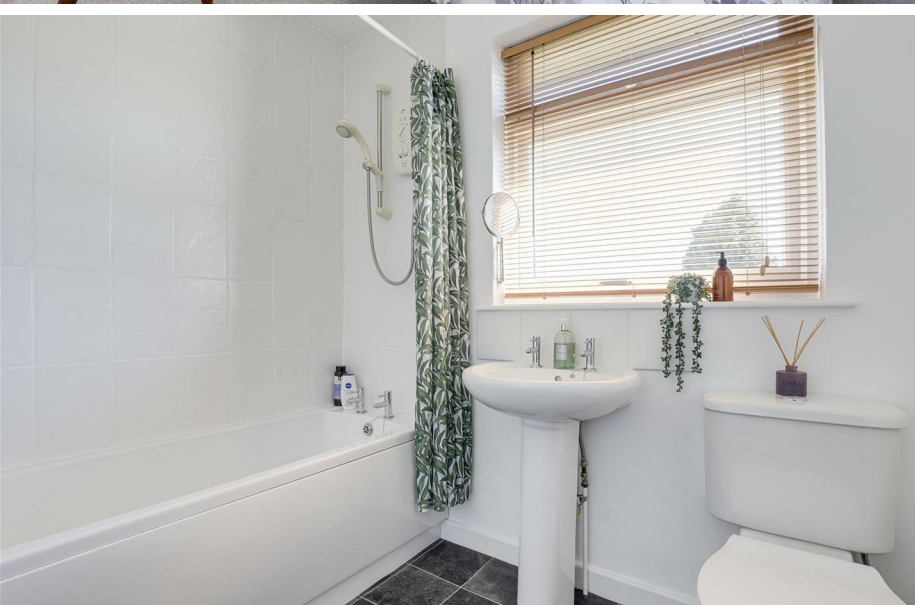
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A WELL PRESENTED FAMILY HOME...

This two-bedroom semi-detached home is ideal for a wide range of buyers, from first-time homeowners to downsizers or investors. Situated in a sought-after residential area, the property has excellent transport links, close proximity to local shops, and falls within highly regarded school catchment areas—making it a convenient and family-friendly location. The ground floor offers a entrance hall leading into a generously sized reception room, complete with a charming feature fireplace and bay window. A well-equipped fitted kitchen provides ample storage, integrated appliances, and space for a dining table. Upstairs, the property boasts two spacious double bedrooms, one of which benefits from built-in wardrobes, and a three-piece bathroom suite. Externally, the home features a driveway with access to a detached garage at the front, providing off-street parking. To the side, an enclosed garden offers a patio area and well-maintained lawn.

MUST BE VIEWED!





- Semi-Detached House
- Two Bedroom
- Spacious Reception Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Enclosed Garden
- Driveway & Detached Garage
- Close To The City Centre
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 3'6" (1.18m x 1.07m)

The entrance hall has vinyl flooring, carpeted stairs, a singular recessed spotlight, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

13'6" x 12'11" (4.13m x 3.94m)

The living room has carpeted flooring, coving to the ceiling, a TV point, a radiator, a feature fireplace with a decorative surround, an in-built cupboard and shelf, and a UPVC double-glazed bay window to the front elevation.

Kitchen

16'2" x 8'3" (4.95m x 2.53m)

The kitchen has fitted wall and base units with worktops, a stainless steel sink with a swan-neck mixer tap and drainer, space and plumbing for a washing machine, space for an under-counter fridge, an integrated oven with a gas hob and extractor fan, a multi-coloured slate tile splashback , a radiator, a singular recessed spotlight, and in-built cupboard, an understairs cupboard, space for a dining table, tiled flooring, a UPVC double-glazed window to the rear elevation, and UPVC sliding door providing side acces to the garden.

FIRST FLOOR

Landing

9'10" x 7'8" (3.02m x 2.34m)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation. Additionally there is access to a boarded loft via a ladder.

Bedroom One

12'11" x 10'10" (3.94m x 3.31m)

The first bedroom has carpeted flooring, floor to ceiling sliding door fitted wardrobes, and in-built cupboard, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

9'9" x 8'1" (2.98m x 2.48m)

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

Bathroom

7'8" x 6'6" (2.34m x 1.99m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead hand-held electric shower, a heated towel rail, an extractor fan, recessed spotlights, vinyl flooring, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a small courtyard, hedge boundaries, and access to the detached garage and parking space.

Side

To side of the property is an enclosed garden with a patio area, a lawn, a graveled area, various bushes, shrubs and hedged boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – good 4G/5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCALIMER

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.

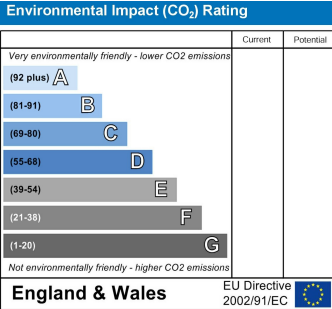
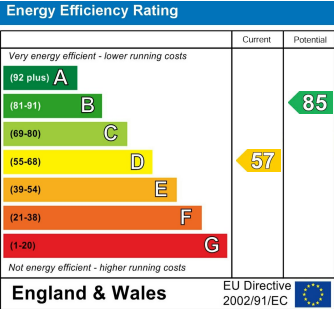
The vendor has advised the following:

Property Tenure is Freehold

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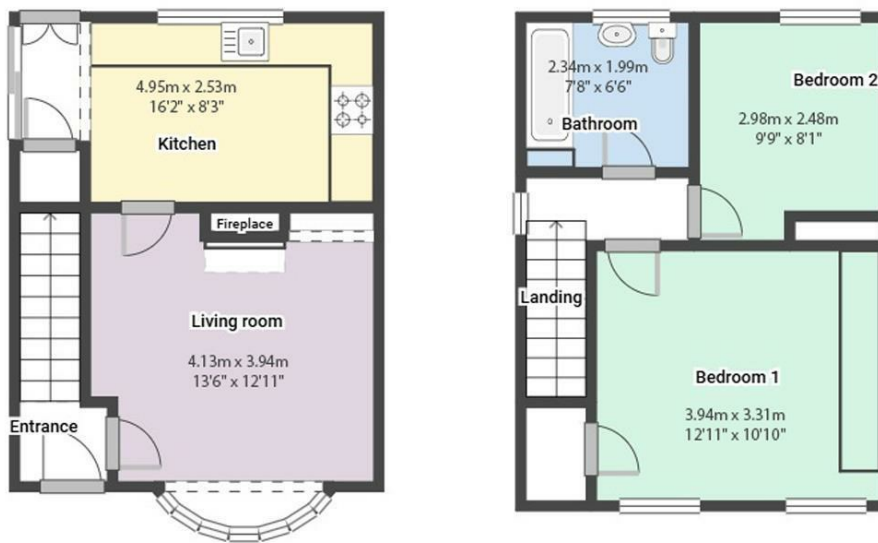
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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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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