

HoldenCopley

PREPARE TO BE MOVED

Morley Avenue, Mapperley, Nottinghamshire NG3 5FZ

Guide Price £250,000 - £260,000

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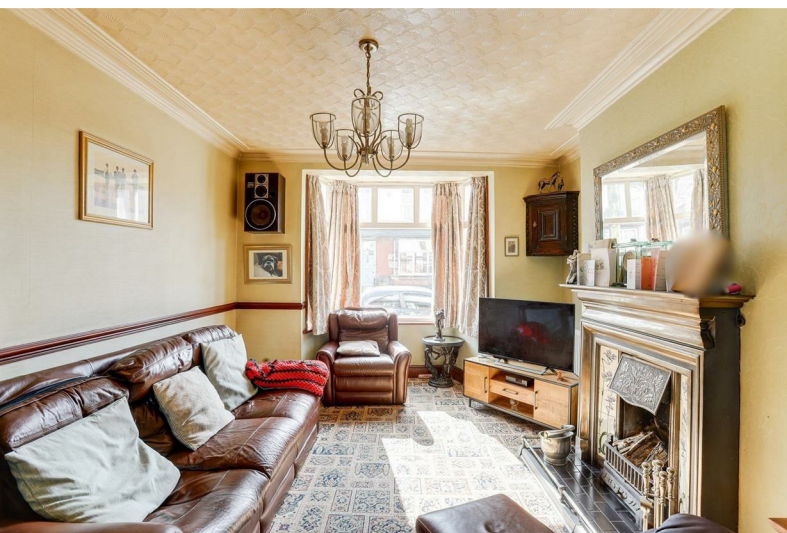


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LOCATION, LOCATION, LOCATION...

This mid-terraced home, set in a highly sought-after location, offers a fantastic opportunity for buyers looking to put their own stamp on a property. Spanning three floors, the ground floor welcomes you with an inviting entrance hallway leading to a spacious lounge/dining area, complete with a beautiful bay window that fills the space with natural light. The fitted kitchen provides ample storage and access to a versatile conservatory/utility room. On the first floor, you will find two generously sized double bedrooms, with the primary bedroom benefitting from an en-suite shower room. A well-appointed four-piece family bathroom completes this level. The second floor hosts an additional double bedroom with the convenience of a separate W/C. Outside, the enclosed rear garden is perfect for relaxation, featuring a patio area, lawn, shed, greenhouse, hard standing parking space, and secure fenced boundaries. With excellent access to local shops, schools, and a wealth of amenities.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Conservatory / Utility
- Three-Piece Bathroom Suite & W/C To The Second Floor
- En-Suite To The Main Bedroom
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'4" x 3'3" (1.34m x 1.01m)

The entrance hall has tiled flooring, a radiator, a dado rail, coving to the ceiling, and a door opening to the front garden.

Hall

10'4" x 3'3" (3.17m x 1.01m)

The hall has tiled flooring, carpeted stairs, a stair lift, a dado rail, a radiator, coving to the ceiling, and a door providing access into the accommodation.

Lounge/Dining Room

27'9" into bay x 11'9" (8.47m into bay x 3.59m)

The lounge/diner has a bay window to the front elevation, a window to the rear elevation, an in-built cupboard, a dado rail, coving to the ceiling, a TV point, a decorative feature fireplace, space for a dining table, and carpeted flooring.

Kitchen

11'9" x 7'0" (3.60m x 2.15m)

The kitchen has a range of fitted base and wall units with a stainless steel sin with a swan neck mixer tapa and drainer, an integrated oven, gas ring hob and extractor fan, space for an under-counter fridge and freezer, an in-built cupboard, coving to the ceiling, recessed spotlights, tiled splash back, tiled flooring, windows to the side and rear elevation, and a door opening to the conservatory/utility room.

Conservatory/Utility

11'5" x 6'8" (3.50m x 2.04m)

The conservatory/utility has tiled flooring, a worktop with a stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer, a radiator, windows to the side and rear elevation, and a door providing access to the rear garden.

BASEMENT

Cellar

The cellar has ample storage and is split into three sections.

FIRST FLOOR

Landing

12'4" x 2'4" (3.78m x 0.73m)

The landing has carpeted flooring, a dado rail, a radiator, coving to the ceiling, and access to the first floor accommodation.

Bedroom One

13'3" max x 11'10" (4.04m max x 3.63m)

The first bedroom has two UPVC double glazed windows to the front elevation, a range of fitted wardrobes, a radiator, a dado rail, coving to the ceiling, a ceiling rose, carpeted flooring, and access into the en-suite shower room.

En-Suite

5'3" x 2'2" (1.62m x 0.67m)

The en-suite shower room has a shower enclosure with a wall-mounted electric shower fixture, coving to the ceiling, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Three

12'4" x 9'4" (3.76m x 2.86m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, a dado rail, coving to the ceiling, and carpeted flooring.

Bathroom

8'3" x 6'11" (2.52m x 2.13m)

The bathroom has a Velux window, a UPVC double glazed windows to the side elevation, a low level flush W/C, a pedestal wash basin, a bidet, a panelled Jacuzzi bath with a handheld shower fixture, a towel rail, a radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Bedroom Two

14'7" max x 14'0" (4.45m max x 4.27m)

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

W/C

3'8" x 3'3" (1.14m x 1.00m)

This space has a low level flush W/C, a counter-top wash basin, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is an enclosed yard.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, a greenhouse, hard standing parking space, 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 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:

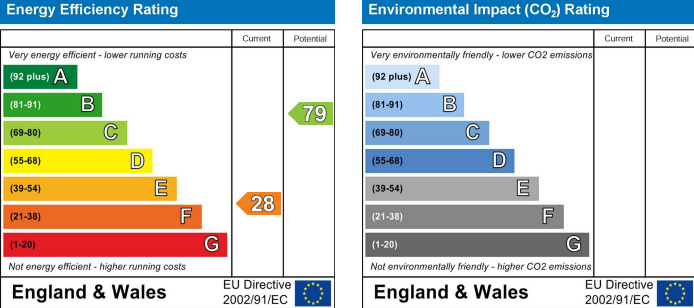
Property Tenure is Freehold

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.

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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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