

# HoldenCopley

PREPARE TO BE MOVED

Peel Villas, Mapperley, Nottinghamshire NG3 5HZ

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Guide Price £230,000 - £240,000



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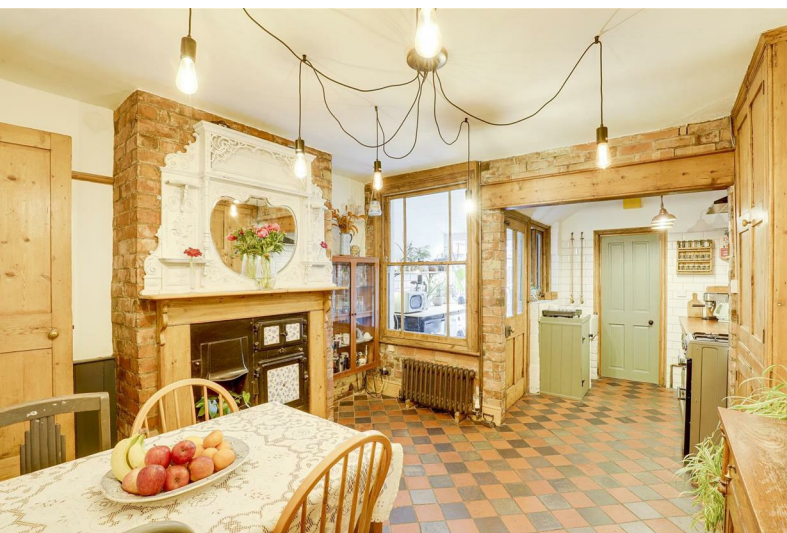


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### CHARACTER MEETS CONTEMPORARY...

This Victorian mid-terraced house offers the perfect blend of original charm and modern-day living, boasting a wealth of character features including period fireplaces, original wood flooring, sash windows, and much more, while also benefiting from modern upgrades such as a stylish bathroom suite and UPVC double glazing in parts. Set back from the road in a quaint row of just five homes, this property is ideally located within easy reach of Nottingham City Centre, offering a wide range of local amenities, shops, eateries, excellent transport links, and schools – making it an ideal purchase for a variety of buyers. To the ground floor, you'll find two inviting reception rooms, a kitchen, a utility room, and a modern three-piece bathroom suite. The first floor hosts two double bedrooms, with the master enjoying a fully tiled en-suite shower room, while the top floor offers a generously sized third double bedroom – perfect as a guest room, home office, or additional living space. Outside, the property boasts a private enclosed front garden with a lawn and shed, along with a low-maintenance courtyard-style garden to the rear, ideal for relaxing or entertaining.

### MUST BE VIEWED







- Three-Storey Victorian House
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen With Separate Utility Room
- Modern Ground Floor Bathroom Suite
- En-Suite To The Master
- New & Original Features Throughout
- Enclosed Gardens To The Front & Rear
- Private & Set Back From The Road
- Popular Location











GROUND FLOOR

Living Room

13'9" into bay x 11'10" (4.21m into bay x 3.63m)

The living room has an original wood sash bay window to the front elevation, original wooden flooring, coving to the ceiling, a radiator, storage in the alcove, an original open fireplace, a ceiling rose, and a single wooden door providing access into the accommodation.

Dining Room

14'6" max x 11'10" (4.44m max x 3.63m)

The dining room has an original wood sash window to the rear elevation, original quarry tiled flooring, exposed brick feature walls, wood panelling, in-built cupboards, a school radiator, a picture rail, a cast iron Victorian kitchen range with a wooden mantelpiece, and open access into the kitchen.

Kitchen

7'5" x 6'5" (2.28m x 1.96m)

The kitchen has a fitted base units, a wooden worktop, a ceramic Belfast-style sink with wall-mounted brass taps, space for a cooker, space for an under-counter fridge, partially tiled walls, original quarry tiled flooring, an original wood window to the side elevation, and a single wood door leading into the utility.

Utility

6'2" x 4'11" (1.89m x 1.52m)

The utility room has a fitted wood-effect worktop, space and plumbing for a washing machine, space for an under-counter appliance, tiled flooring, tiled splashback, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access into the accommodation.

Inner hall

6'5" x 2'6" (1.98m x 0.77m)

The inner hall has wall-mounted coat hooks and tiled flooring.

Bathroom

6'7" x 6'5" (2.02m x 1.98m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, tiled flooring, tiled splashback, exposed wooden beams, a chrome heated towel rail, a single-glazed obscure window to the side elevation, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

2'11" x 2'8" (0.91m x 0.83m)

The landing has wooden flooring and provides access to the first floor accommodation.

Bedroom One

11'4" x 9'2" (3.46m x 2.80m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an original open fireplace, an in-built cupboard, and access into the en-suite.

En-Suite

7'9" x 2'6" (2.37m x 0.78m)

The en-suite has a concealed flush WC, a wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, recessed spotlights, and an extractor fan.

Bedroom Three

11'10" x 11'6" (3.63m x 3.53m)

The third bedroom has a UPVC double-glazed sliding sash window to the front elevation, original wooden flooring, a school radiator, a picture rail, an original open fireplace, and an in-built cupboard.

SECOND FLOOR

Bedroom Two

14'6" max x 12'1" (4.42m max x 3.70m)

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, a vaulted panelled ceiling, an original brick feature wall with an original open fireplace, and eaves storage.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, various plants and shrubs, a wooden arch, a shed, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed courtyard with patio and a blue slate chipped border, external lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - 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 – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – Peel Villas is a private row of five terraced houses, accessed via a shared driveway and footpath, which is privately owned and maintained collectively by the residents.  
Other Material Issues – No

DISCLAIMER

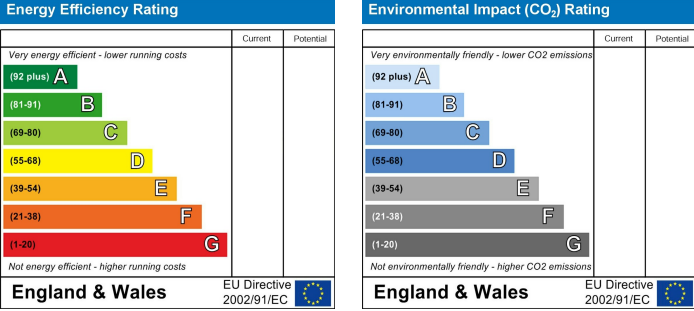
Council Tax Band Rating - Nottingham City Council. - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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