

HoldenCopley

PREPARE TO BE MOVED

Sandford Road, Mapperley, Nottinghamshire NG3 6AG

Guide Price £350,000 - £375,000

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RESTORED EDWARDIAN HOUSE...

Situated in the heart of the sought after area of Mapperley, this three bedroom semi-detached house is beautifully restored and ready to move into. Located close to local amenities such as shops, eateries, parks, great schools, and excellent transport links. A perfect purchase for growing families, this home spans across three stories and offers ample storage space. Internally, the ground floor of this property offers a spacious yet cosy living space with an entrance hall providing access to the living room with fitted cupboards and bay fronted windows, a large kitchen/diner with ample space for cooking and storage, and a convenient ground floor three-piece shower room suite. The first floor features a double master bedroom with a fitted wardrobe and original fireplace, a single bedroom with an original fireplace, and a three-piece family bathroom suite with a feature freestanding clawfoot bath. To the second floor is the remaining double bedroom with an original fireplace and eaves storage. Externally, the front of the property offers off-street parking with gated access, and gated access to the rear. The rear garden features both a decked seating area and a paved patio seating area, a lawn, and a versatile garden room.

MUST BE VIEWED





- Three Story Semi-Detached House
- Three Well-Proportioned Bedrooms
- Living Room With Bay Fronted Windows
- Spacious Kitchen/Diner
- Ground Floor Shower Room
- Family Bathroom With Feature Clawfoot Bath
- Original Fireplaces Throughout
- Versatile Garden Room
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'1" x 2'11" (4.61m x 0.89m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, an overhead UPVC double-glazed window to the front elevation, and a single door providing access into the accommodation.

Living Room

11'9" into bay x 10'2" (3.60m into bay x 3.10m)

The living room has wood-effect flooring, a recessed chimney breast alcove with a hearth, a radiator, in-built base cupboards and shelving, coving to the ceiling, and a UPVC double-glazed sash-style bay window to the front elevation.

Kitchen/Diner

18'11" max x 13'8" (5.78m max x 4.18m)

The kitchen/diner has a range of fitted base and wall units with wood-effect worktops, a ceramic double Belfast-style sink with a mixer tap, an integrated oven and electric hob with a stainless steel extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated microwave, an in-built storage cupboard, tiled flooring, partially tiled walls, a vertical radiator, a skylight, UPVC double-glazed sash-style windows to the side elevations, and double French doors leading out to the rear garden.

Shower Room

6'7" x 5'6" (2.01m x 1.69m)

The shower room has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted overhead and handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a Velux window.

FIRST FLOOR

Landing

11'0" x 5'4" (3.37m x 1.64m)

The landing has carpeted flooring and stairs, a radiator, a UPVC double-glazed sash-style window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

13'8" x 11'8" (4.18m x 3.58m)

The main bedroom has wood-effect flooring, a radiator, a fitted wardrobe with overhead cupboards, a recessed chimney breast alcove with a decorative surround and a hearth, an in-built under-the-stairs cupboard, and two UPVC double-glazed sash-style windows to the front elevation.

Bedroom Three

9'5" x 6'10" (2.89m x 2.09m)

The third bedroom has carpeted flooring, an original fireplace and a hearth, a radiator, and a UPVC double-glazed sash-style window to the rear elevation.

Bathroom

9'6" x 6'5" (2.90m x 1.97m)

The bedroom has a low level flush W/C, a wall-mounted wash basin, a freestanding double-ended clawfoot bath with a Victorian style mixer tap and handheld shower, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

2'10" x 2'5" (0.87m x 0.76m)

The upper landing has carpeted flooring and provides access to the second floor elevation.

Bedroom Two

18'4" max x 13'4" (5.61m max x 4.08m)

The second bedroom has carpeted flooring, an original fireplace with a hearth, eaves storage, a radiator, recessed spotlights, and a UPVC double-glazed sash-style window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking with gated access, gated access to the rear, and brick wall boundaries.

Rear

To the rear of the property is a private enclosed rear garden with a decked seating area, a paved patio seating area, a lawn, raised planters, a garden room, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

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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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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