

HoldenCopley

PREPARE TO BE MOVED

Woodborough Road, Mapperley, Nottinghamshire NG3 5HB

£170,000

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NO UPWARD CHAIN...

This three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an ideal purchase for a variety of buyers, whether you're stepping onto the property ladder, upsizing, or adding to your portfolio. Offered to the market with no upward chain, this property allows for a smooth and hassle-free transaction. Situated within walking distance of Mapperley Top, the location provides easy access to a wide range of local amenities including shops, popular bars, cafés, and restaurants, as well as excellent transport links into Nottingham City Centre. The accommodation is arranged over three storeys, offering generous living space and plenty of potential for personalisation. The ground floor comprises a living room, a spacious dining room ideal for entertaining, and a galley-style kitchen. The first floor hosts a double bedroom, a versatile single bedroom, and a three-piece bathroom suite, while the top floor boasts a further double bedroom, perfect for use as a master, guest room, or home office.

MUST BE VIEWED





- Three Storey Mid-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Three-Piece Bathroom Suite
- Fitted Galley-Style Kitchen
- Low-Maintenance Garden
- On-Street Parking
- Excellent Transport Links
- No Upward Chain
- Plenty Of Potential





GROUND FLOOR

Living Room

11'10" x 11'5" (3.63 x 3.49)
The living room has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front elevation, and a UPVC door providing access into the accommodation.

Dining Room

15'0" x 11'5" (4.58 x 3.49)
The dining room has wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation, and an open archway leading into the kitchen.

Kitchen

10'10" x 6'7" (3.31 x 2.02)
The kitchen has fitted base and wall units with worktops, a stainless steel sink with drainer, a cooker, a fridge freezer, partially tiled walls, tiled flooring, two UPVC double-glazed obscure windows to the side elevation, and a UPVC door providing side access.

FIRST FLOOR

Landing

7'2" x 2'7" (2.19 x 0.80)
The landing has carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

11'10" x 11'5" (3.63 x 3.48)
The main bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front elevation.

Bedroom Three

11'11" x 5'11" (3.64 x 1.81)
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7'4" x 5'2" (2.26 x 1.59)
The bathroom comprises a level-flush W/C, a pedestal wash basin, and a shower enclosure with a wall-mounted electric shower head and handheld attachment. The space also features tiled walls, vinyl flooring, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

11'6" x 11'5" (3.52 x 3.50)
The second bedroom has carpeted flooring, a radiator, a in-built cupboard, and a Velux window.

OUTSIDE

Front

To the front of the property, there is a small, low-maintenance forecourt.

Rear

To the rear of the property is a low-maintenance courtyard and fence panelled 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 – No
- 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

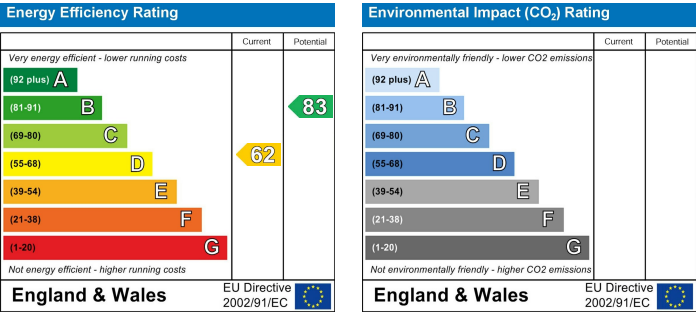
DISCLAIMER

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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