

HoldenCopley

PREPARE TO BE MOVED

Clipstone Avenue, Mapperley, Nottinghamshire NG3 5JZ

£260,000

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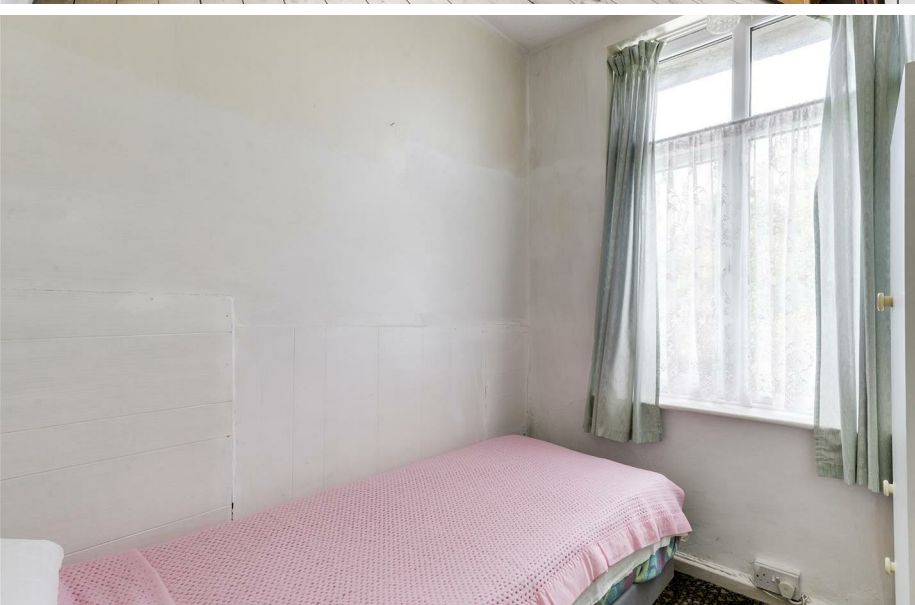


NO UPWARD CHAIN & BURSTING WITH POTENTIAL...

This three-bedroom semi-detached home is offered to the market with no upward chain and presents a fantastic opportunity for a range of buyers, whether you're a first-time buyer, investor, or family looking to put your own stamp on a property. The home offers a well-proportioned layout and is brimming with potential throughout, making it ideal for those seeking a project with scope to add value. To the ground floor, the accommodation comprises a porch and entrance hall, a bright bay-fronted living room, a fitted kitchen, and a versatile rear reception room overlooking the garden—perfect as a dining space, office, or playroom. A three-piece bathroom suite and a separate W/C complete the ground level, offering practicality and functionality. Upstairs, the first floor hosts two double bedrooms and a comfortable single bedroom. Outside, the property benefits from a driveway and detached garage providing off-street parking to the front, while the rear boasts an enclosed garden with a patio area and great potential to create a stylish and private outdoor space. Located on a private road in a popular residential area, this home is just a stone's throw from Mapperley Top, known for its lively selection of bars, restaurants, cafés, and shops. The area also benefits from excellent transport links into Nottingham City Centre and falls within the catchment for highly regarded schools, making this a superb location for families and commuters alike.

MUST BE VIEWED





- Semi-Detached House
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Driveway & Detached Garage
- Enclosed Rear Garden
- No Upward Chain
- Plenty Of Potential
- Popular Location





GROUND FLOOR

Porch

4'6" x 3'5" (1.38 x 1.05)

The porch has vinyl flooring, lighting, UPVC double-glazed obscure window to front and side elevations, and a UPVC door providing access into the accommodation.

Entrance Hall

3'7" x 3'3" (1.10 x 1.00)

The entrance hall has carpeted flooring and a UPVC door leading from the porch.

Living Room

12'10" x 12'9" (3.92 x 3.89)

The living room has carpeted flooring, a fireplace with a hearth a decorative surround, an in-built cupboard, and a UPVC double-glazed bay window to the front elevation.

Kitchen

10'4" x 9'1" (3.16 x 2.78)

The kitchen has fitted base and wall units with worktops a stainless steel sink and a drainer, a free standing cooker and extractor fan, a fridge freezer, space for a dining table, an electric heater, vinyl flooring, a UPVC double-glazed window, and a UPVC door opening into the dining room.

Dining Room

12'4" x 7'0" (3.77 x 2.15)

The dining room has tiled flooring, UPVC double-glazed windows to the rear elevation, and a UPVC door providing access to the rear garden.

Bathroom

6'5" x 5'5" (1.98 x 1.66)

The bathroom has a bidet, a vanity storage unit with a wash basin, a shower enclosure with a wall-mounted electric shower, a towel rail, an extractor fan, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

W/C

4'5" x 2'7" (1.36 x 0.81)

This space has a low level W/C and vinyl flooring.

FIRST FLOOR

Landing

6'7" x 2'8" (2.02 x 0.82)

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

Master Bedroom

16'1" x 7'4" (4.91 x 2.24)

The main bedroom has carpeted flooring, an electric heater, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

10'6" x 9'2" (3.21 x 2.80)

The second bedroom has exposed wood flooring, an electric heater, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'3" x 6'7" (2.22 x 2.01)

The third bedroom has carpeted flooring, an electric heater, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with various plants and shrubs, curtsesey lighting, access to the detached garage, a driveway for off-street parking, and fence panelled boundaries.

Rear

To the rear of the property is an enclosed garden with a patio area, various plants and shrubs, a mature tree, 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 – Electric Mains 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 – Asbestos Garage Roof

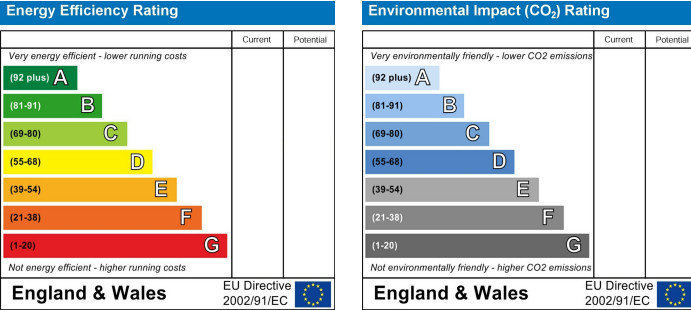
DISCLAIMER

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:
Private Road Maintenance Fee: £120.00 PA
Property Tenure is Freehold
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

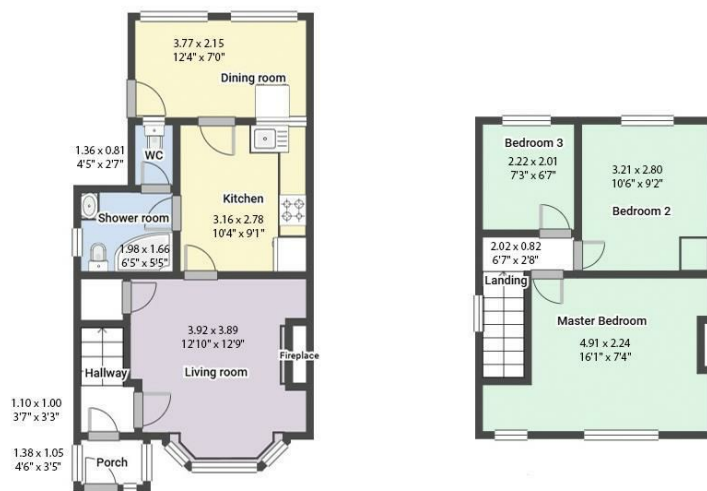
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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