

# HoldenCopley

PREPARE TO BE MOVED

Ransom Road, Mapperley, Nottinghamshire NG3 5HJ

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Guide Price £220,000 - £230,000



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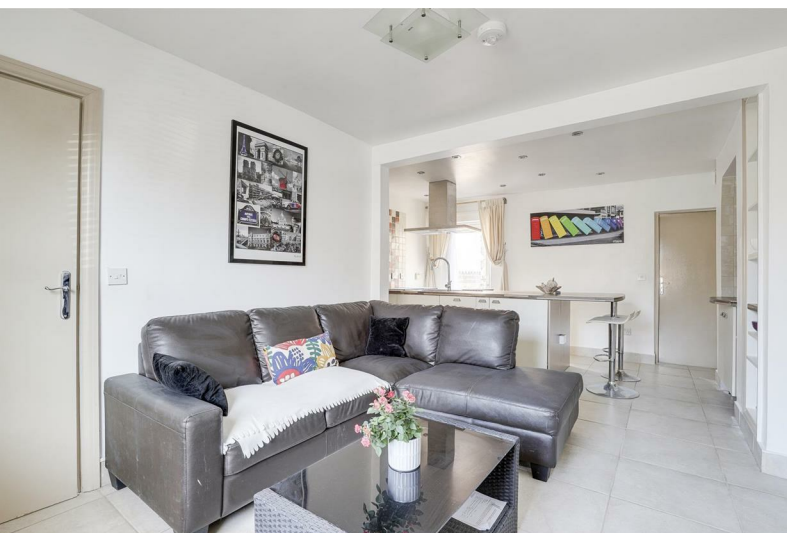


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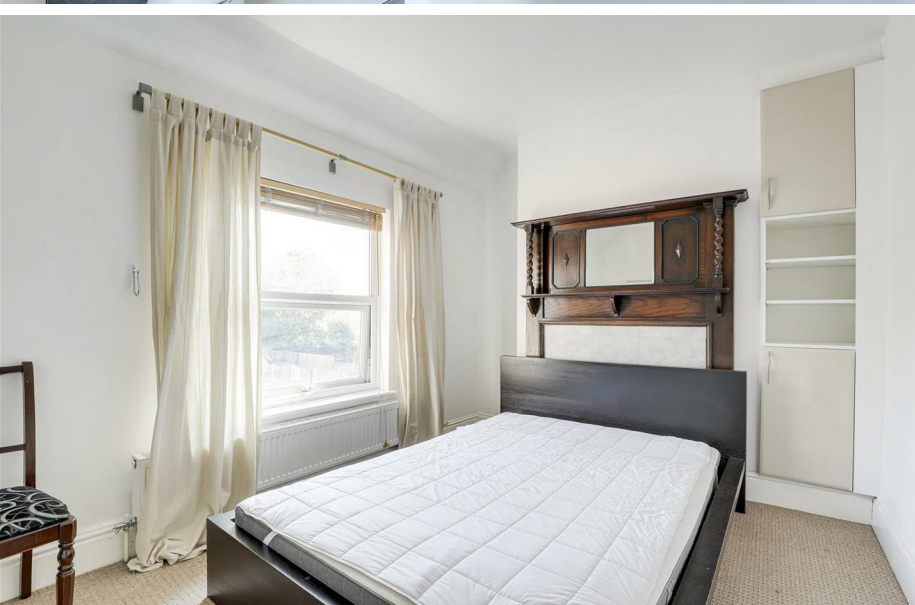
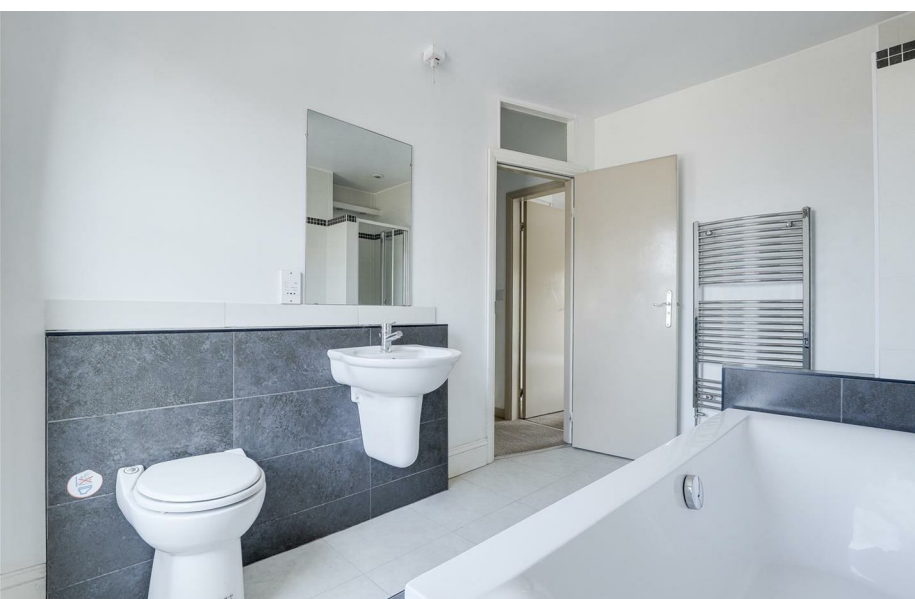
### SPACIOUS FAMILY HOME WITH VERSATILE ACCOMMODATION...

This three-bedroom property offers spacious and well-presented accommodation set over three floors and is available with no upward chain, making it an ideal choice for a first-time buyer or family. Situated in a convenient location close to Nottingham City Centre, local shops, excellent transport links, and a range of amenities, this home provides both comfort and practicality. To the ground floor, you're welcomed into an entrance hall leading to a generous living room, which flows seamlessly into a modern open plan breakfast kitchen fitted with stylish units and integrated appliances. There is also a versatile ground floor bedroom with access to a private shower room — perfect as a guest suite, home office, or playroom. The first floor offers a further double bedroom, a sleek four-piece bathroom suite featuring a double-ended bath and separate shower, along with a useful utility room housing the boiler. The top floor is home to a spacious master bedroom complete with a walk-in wardrobe and a private en-suite WC and shower — creating a peaceful retreat away from the main living spaces. Outside, there is on-street parking to the front and a low-maintenance courtyard-style garden to the rear — ideal for relaxing or entertaining.

MUST BE VIEWED







- Mid-Terraced House
- Three Double Bedrooms
- Open Plan Living
- Breakfast Kitchen
- Four-Piece Bathroom Suite & Two En-Suites
- Low Maintenance Garden
- Well-Maintained Throughout
- No Upward Chain
- Close To City Centre
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a radiator, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

11'1" x 10'11" (3.39m x 3.34m)

The living room has a UPVC double-glazed window to the front elevation, tiled flooring, a vertical radiator, in-built cupboards, a recessed chimney breast alcove, and open access into the kitchen.

Kitchen

13'9" x 8'11" (4.20m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, an integrated microwave, partially tiled walls, tiled flooring, recessed spotlights, a vertical radiator, in-built pantry cupboards, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

13'5" x 7'5" (4.11m x 2.28m)

The third bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, an in-built wardrobe, a radiator, access into the en-suite, and a single UPVC door providing access to the garden.

En-Suite

4'1" x 7'5" (1.26m x 2.27m)

The en-suite has a concealed dual flush WC, a sunken wash basin with fitted storage, a wall-mounted mirror with overhead recessed spotlights, a shower enclosure with a mains-fed rainfall shower, a chrome heated towel rail, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

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

Bedroom Two

9'0" x 14'0" (2.76m x 4.29m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a wooden mantelpiece with a mirror, alcove storage unit, and a fitted wardrobe.

Bathroom

8'5" x 11'5" (2.59m x 3.49m)

The bathroom has a concealed flush WC, a wall-hung wash basin, an electrical shaving point, a wall-mounted mirror, a double-ended tiled bath with central taps, a separate shower enclosure with a bi-folding shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Utility Room

The utility room houses the BAXI boiler and water tank, has space and plumbing for a washing machine, space for a tumble-dryer, and a radiator.

SECOND FLOOR

Bedroom One

10'11" x 14'5" (3.34m x 4.40m)

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, wood-effect flooring, access into a walk-in-closet, shower enclosure with a bi-folding shower screen, and a separate WC.

Closet

5'3" x 4'11" (1.62m x 1.52m)

The closet has a clothes rail and recessed spotlights.

WC

4'8" x 5'6" (1.43m x 1.69m)

This space has a concealed dual flush WC, a wall-hung wash basin, a chrome

heated towel rail, a radiator, wood-effect flooring, partially tiled walls, a radiator, and recessed spotlights.

OUTSIDE

To the front of the property is on-street parking and to the rear is a low maintenance enclosed garden with patio, external lighting, a metal shed, a range of plants, and a combination of fence panelling and brick walled boundaries.

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+ (TBC)
- Flood Risk Area - Very low risk
- Non-Standard Construction – TBC
- Any Legal Restrictions – TBC
- Other Material Issues - TBC

DISCLAIMER

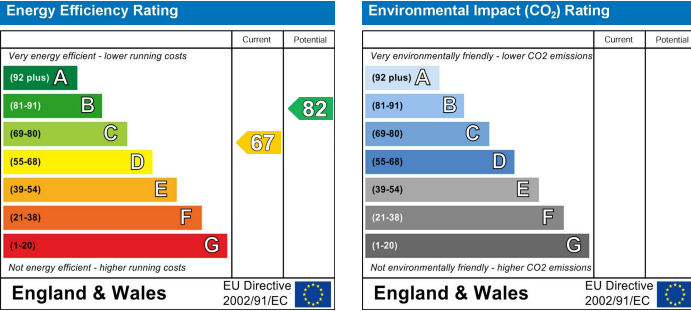
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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