

HoldenCopley

PREPARE TO BE MOVED

Woodborough Road, Mapperley, Nottinghamshire NG3 4JJ

Guide Price £200,000

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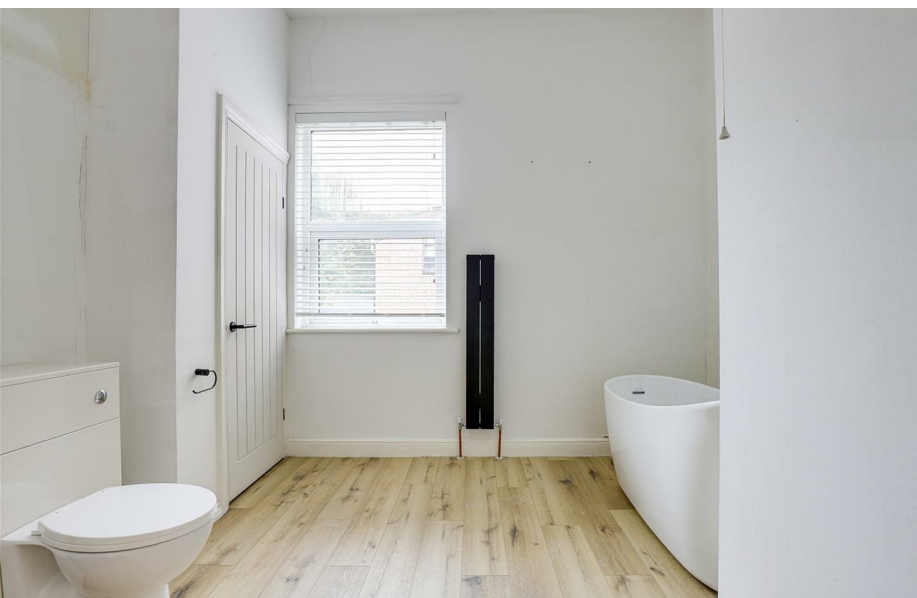


GUIDE PRICE: £200,000 - £250,000

We're pleased to present this exceptional four-bedroom, three-storey home, offered to the market with no upward chain. Situated in the sought-after area of Mapperley, the property benefits from excellent local amenities, well-regarded schools, green spaces and strong transport links — ideal for those seeking a well-rounded and convenient lifestyle. Inside, you're welcomed by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features a bay-fronted living room, a generous dining area that's perfect for hosting, and a stylish, modern kitchen designed with everyday living in mind. There's also a handy utility room and access to a cellar for additional storage. On the first floor, you'll find two well-proportioned bedrooms along with a three-piece bathroom and a separate shower room, offering both practicality and flexibility for families or guests. The top floor hosts a further two double bedrooms, providing comfort and privacy for all members of the household. Outside, the property enjoys a private, low-maintenance rear garden — a peaceful spot to relax or entertain.

MUST BE VIEWED





- Semi-Detached House
- Four Great-Sized Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Two Bathroom Suites
- Cellar
- Private Enclosed Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

23'7" x 4'4" (7.21m x 1.34m)

The entrance hall has original tiled flooring, carpeted stairs, access to the cellar, a radiator, architrave, cornice to the ceiling and a single door providing access into the accommodation

Living Room

13'5" x 16'0" (4.10m x 4.88m)

The living room has carpeted flooring, a TV point, a recessed chimney breast alcove, a radiator, a picture rail, cornice to the ceiling and a UPVC double glazed bay window to the front elevation

Dining Room

11'11" x 12'5" (3.65m x 3.79m)

The dining room has carpeted flooring, a recessed chimney breast alcove, a radiator, cornice to the ceiling and a UPVC double glazed window to the rear elevation

Kitchen

12'10" x 10'3" (3.93m x 3.14m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space for a Rangemaster cooker, an extractor hood, space and plumbing for a dishwasher, tiled splashback, wood-effect flooring and a UPVC double glazed window to the side elevation

Utility Room

12'7" x 6'2" (3.85m x 1.90m)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring and a UPVC double glazed obscure window to the side elevation

BASEMENT

Cellar

The cellar is split into three sections.

FIRST FLOOR

Landing

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

Master Bedroom

18'4" x 12'11" (5.61m x 3.94m)

The master bedroom has carpeted flooring, a radiator, cornice to the ceiling and three UPVC double glazed windows to the front elevation

Bedroom Two

11'11" x 12'4" (3.63m x 3.76m)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

10'8" x 9'4" (3.26m x 2.86m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin, a freestanding bath with a hand-held shower fixture, a vertical radiators, an in-built storage cupboard and a UPVC double glazed window to the side elevation

Bathroom

6'3" x 12'8" (1.93m x 3.87m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a mixer tap, a panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, a heated towel rail, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Upper Landing

The landing has carpeted flooring, a UPVC double glazed window to the rear elevation and provides access to the second floor accommodation

Bedroom Three

18'5" x 12'11" (5.62m x 3.94m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

Bedroom Four

11'10" x 12'5" (3.63m x 3.80m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a low-maintenance brick walled garden

Rear

To the rear of the property is a private enclosed low-maintenance garden with courtesy lighting and panelled fencing

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

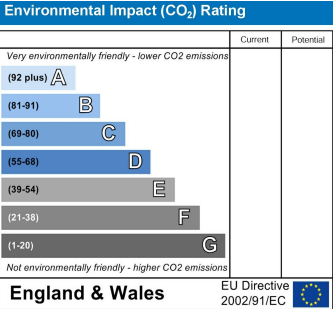
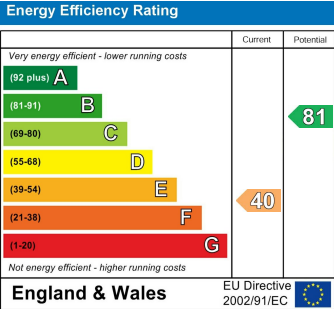
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 license 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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