

# HoldenCopley

PREPARE TO BE MOVED

Digby Avenue, Mapperley, Nottinghamshire NG3 6DT

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Guide Price £215,000 - £275,000

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GUIDE PRICE £215,000 - £230,000

NO UPWARD CHAIN...

**\*Cash Buyers Only\***

This three-bedroom detached home is bursting with potential and offers an exciting opportunity for a range of buyers – whether you're a first-time buyer eager to get on the property ladder, an investor looking for a solid return, or someone keen to create their dream home. Situated in a popular location, the property enjoys excellent transport links, is within close proximity to a variety of shops and amenities, and falls within catchment for great schools – making it ideal for family living. Internally, the ground floor comprises a porch and entrance hall, a spacious reception room with sliding doors opening out to a raised wooden terrace – perfect for relaxing or entertaining – and a well-appointed fitted kitchen benefitting from a pantry. Upstairs, the first floor hosts three good-sized bedrooms, two of which feature built-in wardrobes, along with a three-piece family bathroom and access to the loft offering additional storage or conversion potential. Outside, the property boasts a block-paved driveway that extends to the side of the house, providing ample off-street parking. There is also a lawned front garden. To the rear, you'll find a private enclosed garden featuring a wooden terrace with balustrade, useful under-deck storage, steps down to a lawn, and a greenhouse. With scope for modernisation throughout, this is an opportunity to tailor a home to your own taste in a desirable and well-connected area.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen With Pantry
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain
- \*Cash Buyers Only\*











GROUND FLOOR

Porch

6'9" x 1'8" (2.08m x 0.52m )

The porch has tiled flooring, lighting and a single UPVC door providing access into the accommodation.

Entrance Hall

12'11" x 6'11" (max) (3.95m x 2.12m (max))

The entrance hall has carpeted stairs, a radiator, a built-in cupboard and a single UPVC door.

Living/Dining Room

23'8" x 11'5" (max) (7.22m x 3.48m (max))

The living/dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a decorative surround and UPVC sliding patio doors providing access out to the terrace.

Kitchen

9'1" x 8'11" (2.79m x 2.74m )

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, tiled flooring, partially tiled walls, access into the pantry, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Pantry

6'9" x 2'5" (2.06m x 0.75m)

The pantry has a UPVC double-glazed obscure window to the side elevation, shelving and power points.

FIRST FLOOR

Landing

9'3" x 6'11" (max) (2.82m x 2.12m (max))

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

Master Bedroom

11'5" x 10'4" (max) (3.48m x 3.17m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a built-in wardrobe.

Bedroom Two

11'5" x 10'7" (3.49m x 3.23m )

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Three

7'4" x 6'11" (2.26m x 2.12m )

The third bedroom has a UPVC double-glazed window to the front elevation and carpeted flooring.

Bathroom

8'11" x 6'11" (max) (2.72m x 2.13m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a glass shower screen, wood-effect flooring, a radiator, partially tiled walls and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a block paved driveway leading to a garage and a garden with a lawn.

Rear

To the rear is a private garden with a wooden terrace with a balustrade and storage underneath, a lawn, a greenhouse and fence panelled boundaries.

Garage

17'1" x 8'2" (5.21m x 2.51m )

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – No

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.

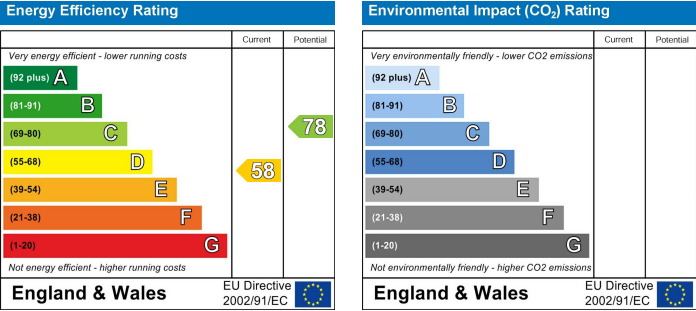
The vendor has advised the following:

Property Tenure is Freehold

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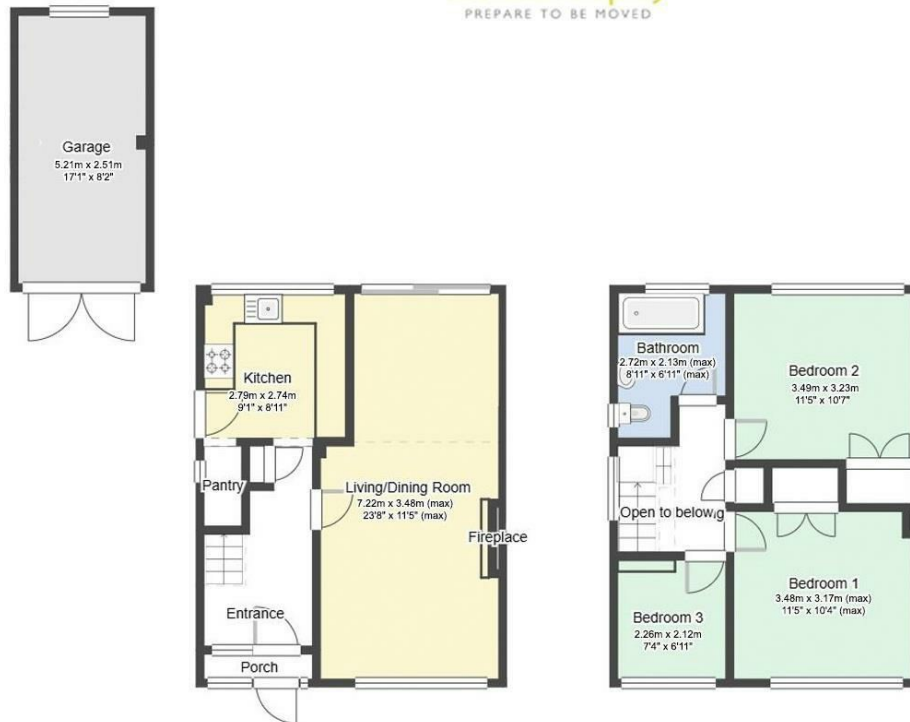
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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