

HoldenCopley

PREPARE TO BE MOVED

Belvoir Street, Mapperley, Nottinghamshire NG3 5GN

Guide Price £170,000 - £200,000

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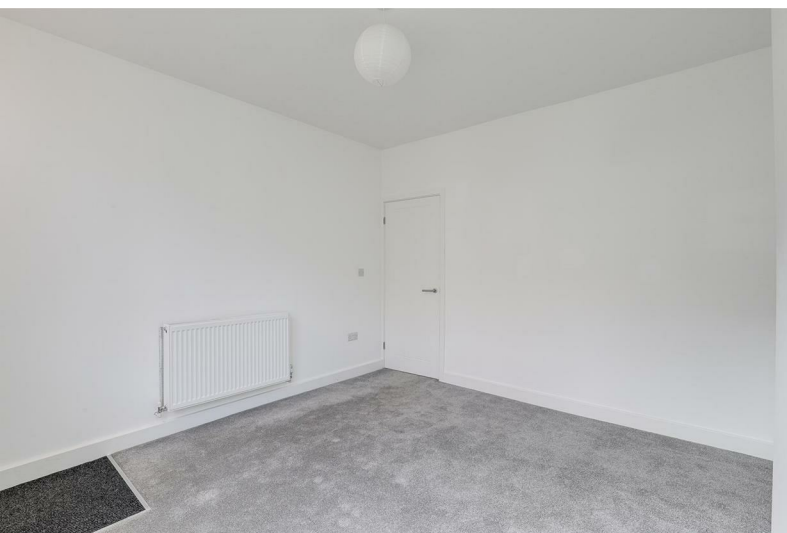


GUIDE PRICE £170,000 - £190,000

NO UPWARD CHAIN...

Beautifully updated from top to bottom, this two-bedroom end-terrace home is completely move-in ready. With a brand-new kitchen, stylish new bathroom, and modern finishes throughout, it's perfect for buyers looking for a fresh, contemporary home without the hassle of renovation. Set in a popular location close to shops, schools, and local amenities, the property also enjoys excellent transport links into Nottingham City Centre. Inside, you'll find two generous reception rooms, ideal for both relaxing and entertaining, along with a sleek fitted kitchen. Upstairs, there are two double bedrooms and a modern three-piece bathroom suite. Outside, a lawned garden sits at the front with access to on-street parking, while the rear offers a low-maintenance garden.

MUST BE VIEWED!





- End-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Fully Renovated Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

12'4" x 11'7" (3.76m x 3.55m)

The living room has carpeted flooring, a radiator, two UPVC double-glazed windows to the front elevations and a single composite door providing access into the accommodation.

Dining Room

15'5" x 11'9" (4.70m x 3.60m)

The dining room has carpeted flooring, a radiator, an in-built cupboard, recessed spotlights, open-plan access to the kitchen and a UPVC double-glazed window to the rear elevation.

Kitchen

12'5" x 6'5" (3.80m x 1.96m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, a radiator, vinyl flooring, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

15'4" x 8'7" (4.68m x 2.63m)

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

Master Bedroom

12'6" x 11'10" (3.82m x 3.63m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevations.

Bedroom Two

15'3" x 9'2" (4.67m x 2.80m)

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

Bathroom

12'6" x 6'8" (3.82m x 2.04m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower fixture and a handheld shower head, a heated towel rail, partially tiled walls, an in-built cupboard, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a block-paved pathway leading to the front door, courtesy lighting, and a combination of fence panelling, hedge borders and brick-wall boundaries. There is also access to on-street parking.

Rear

To the rear of the property is a low-maintenance garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Virgin Media, Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G
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

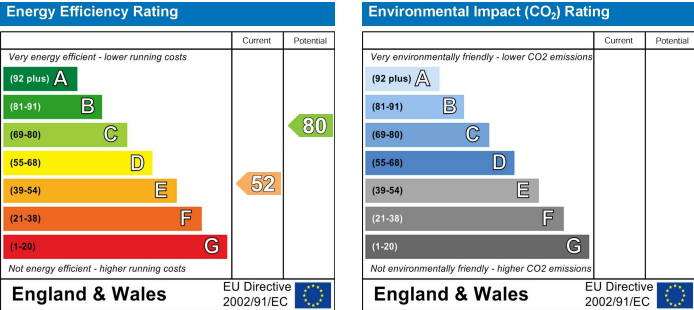
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

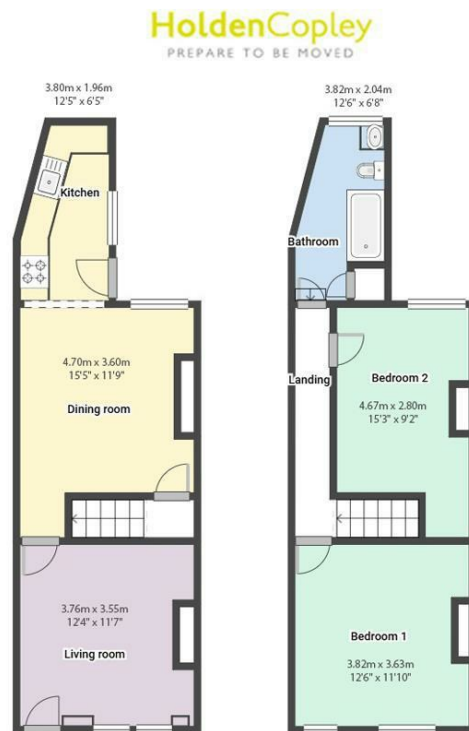
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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