

HoldenCopley

PREPARE TO BE MOVED

Florence Road, Mapperley, Nottinghamshire NG3 6LJ

£195,000

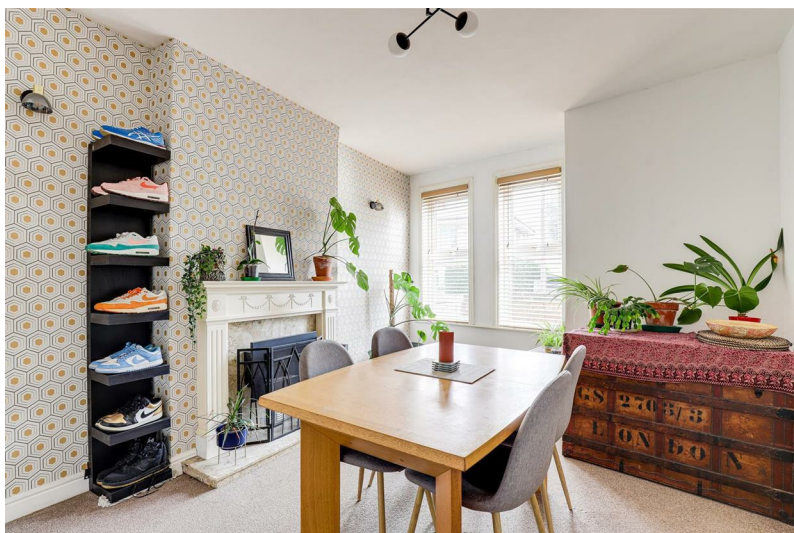
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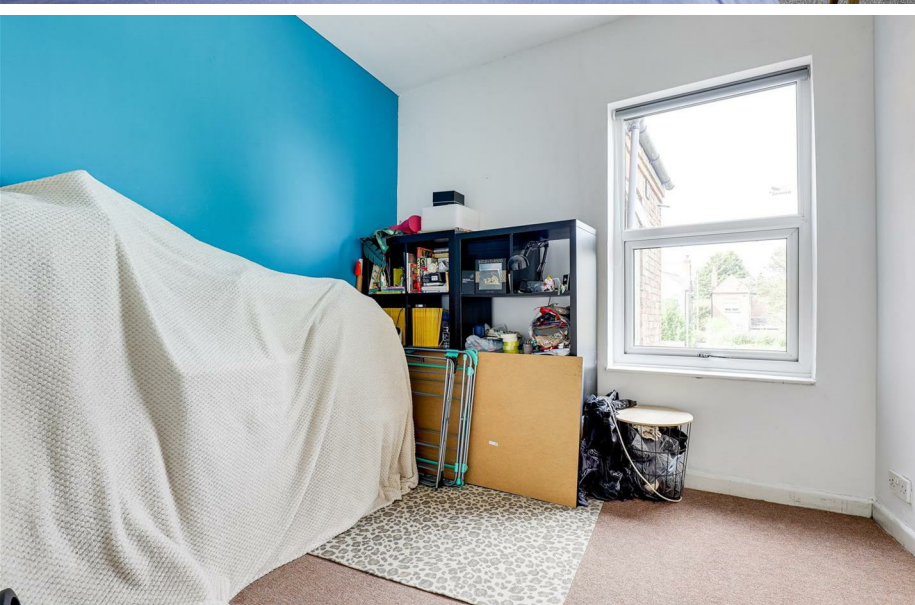
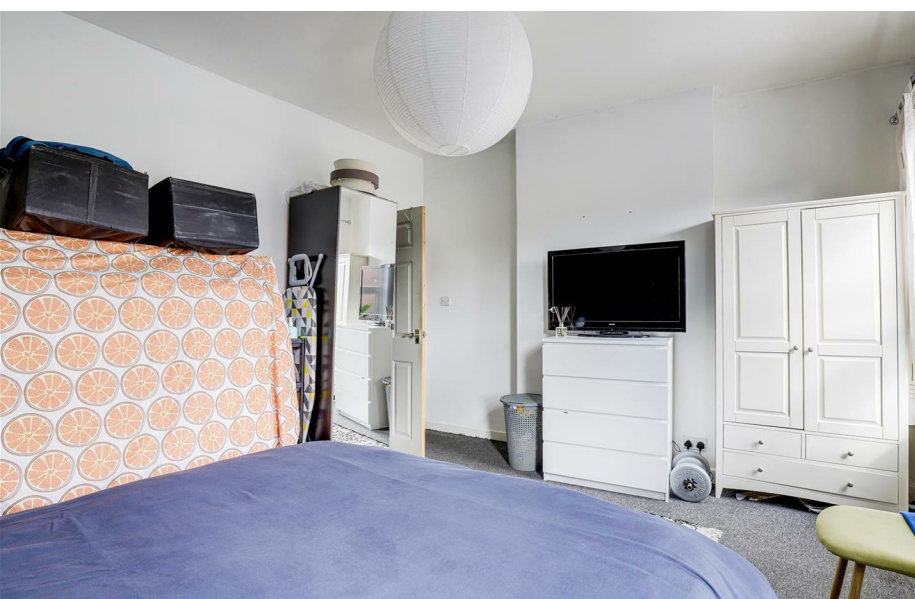


IDEAL FOR FIRST TIME BUYERS...

Offered to the market with no upward chain, this unique two-bedroom end-terrace home is situated in the sought-after location of Mapperley, offering convenient access to local amenities, excellent transport links, and great school catchments. This property presents a fantastic opportunity for a variety of buyers, whether you're a first-time purchaser, a small family, or an investor seeking a desirable location. The ground floor features an entrance hall leading to a bright dining room with a feature fireplace, as well as the cosy living room with a feature fireplace. The fitted kitchen provides ample storage and cooking space, whereas the utility room adds additional function. Upstairs, there are two bedrooms, serviced by a three piece bathroom suite. Externally, the property benefits from a courtyard style garden at the front, while the rear boasts a private garden with a decked patio area, mature shrubs and trees, and a useful outbuilding for additional outdoor storage.

MUST BE VIEWED





- End Terrace Home
- Two Bedrooms
- Dining Room With Feature Fireplace
- Living Room With Feature Fireplace
- Fitted Kitchen
- Utility Room
- Three Piece Bathroom Suite
- Low-Maintenance Rear Garden
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*8" x 15*1" (0.82m x 4.61m)

The entrance hall has carpeted flooring and stairs, a radiator, a wood-framed obscure window to the front elevation, and a single door providing access into the accommodation.

Dining Room

10*10" x 14*6" (3.32m x 4.44m)

The dining room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, understairs storage, and two UPVC double-glazed windows to the front elevation.

Living Room

13*4" x 11*9" (4.06m x 3.58m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

7*2" x 11*3" (2.19m x 3.45m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a freestanding cooker, an extractor fan, space for an American-style fridge freezer, wood-effect flooring, partially tiled walls, a radiator, and a UPVC double-glazed window to the side elevation.

Utility Room

5*2" x 6*8" (1.60m x 2.04m)

The utility room has wood-effect flooring, space and plumbing for a washing machine, a rolled-edge worktop, a radiator, and a single door leading out to the rear elevation.

FIRST FLOOR

Landing

11*10" x 2*8" & 2*7" x 10*4" (3.63m x 0.83m & 0.81m x 3.15m)

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

Master Bedroom

11*11" x 14*6" (3.64m x 4.43m)

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

Bedroom Two

9*5" x 8*9" (2.89m x 2.69m)

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

Bathroom

7*1" x 11*3" (2.16m x 3.43m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted electric shower fixture and a glass shower screen, vinyl flooring, partially tiled walls, a built-in storage cupboard, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a courtyard style garden with gated access and brick wall boundaries.

Rear

To the rear of the property is a private enclosed garden with a decked area, a small lawn, an outbuilding, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

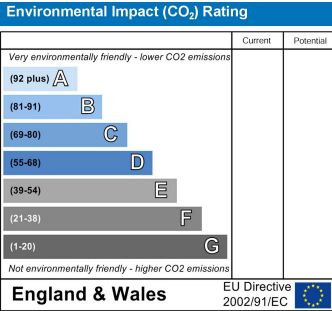
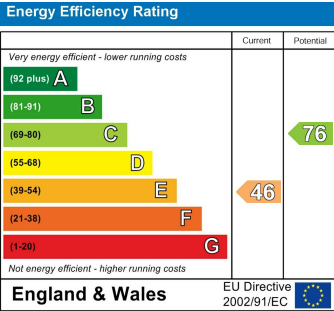
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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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