

# HoldenCopley

PREPARE TO BE MOVED

Pendle Crescent, Mapperley, Nottinghamshire NG3 3EZ

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Guide Price £210,000 - £220,000



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## LOCATION, LOCATION, LOCATION...

Situated in the highly sought-after location of Mapperley, this semi-detached house is perfectly suited for a range of buyers. From first time buyers, to growing families, and investors alike. Located with easy access to a wide range of local amenities such as shops, schools, parks, and eateries, as well as having excellent transport links, including into Nottingham City Centre. Internally, the ground floor offers an entrance hall leading into the fitted kitchen, a convenient w/c, and a spacious living room. Upstairs, the first floor features a master bedroom with direct access into the third bedroom, which is currently being utilised as a dressing room, however can also be used as a children's nursery, or a home office. Completing the first floor is a second double bedroom, and a three piece bathroom suite. Outside, the front of the property boasts a substantial driveway providing ample off-street parking, an EV charging point, and gated access to the private enclosed tiered garden featuring a paved patio seating area and a lawn.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms & A Box Room
- Spacious Living Room
- Ground Floor W?C
- Fitted Kitchen
- Three Piece Bathroom Suite
- Tiered Rear Garden
- Off-Street Parking
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3\*2" x 7\*6" (0.98m x 2.31m)

The entrance hall has wood-effect flooring, a radiator, and a single UPVC door leading into the accommodation.

Kitchen

7\*4" x 7\*11" (2.24m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with two mixer taps and a drainer, an integrated oven and hob with a stainless steel extractor fan, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, and a UPVC double-glazed window to the front elevation.

W/C

3\*2" x 7\*0" (0.98m x 2.15m)

This space has a low level flush w/c with a bidet sprayer, a wash basin with a mixer tap, wood-effect flooring, a chrome heated towel rail, and a UPVC double-glazed window to the side elevation.

Living Room

17\*10" x 14\*7" (5.45m x 4.45m)

The living room has wood-effect flooring, carpeted stairs, recessed spotlights, a UPVC double-glazed window to the rear elevation, and sliding patio doors leading out to the rear garden.

FIRST FLOOR

Landing

9\*0" x 6\*3" (2.75m x 1.93m)

The landing has wood-effect flooring, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

7\*10" x 12\*2" (2.41m x 3.73m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and direct access into bedroom three.

Bedroom Two

7\*11" x 12\*6" (2.43m x 3.83m)

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

Bedroom Three

8\*10" x 6\*3" (2.71m x 1.92m)

The third bedroom, currently being used as a dressing room, has carpeted flooring, a built-in storage cupboard, and a UPVC double-glazed window to the rear elevation.

Bathroom

6\*6" x 6\*2" (2.00m x 1.90m)

The bathroom has a low level flush W/C with a bidet sprayer, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, wood-effect flooring, partially walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-street parking, a gravelled area, an EV charging point, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed tiered garden with a paved patio seating area, a lawn, mature greenery, a shed, and boundaries made up of fence panelling and concrete panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)  
220 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 - Nottingham City Council - Band B

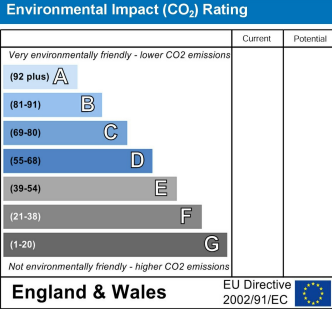
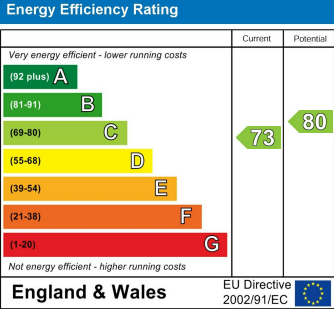
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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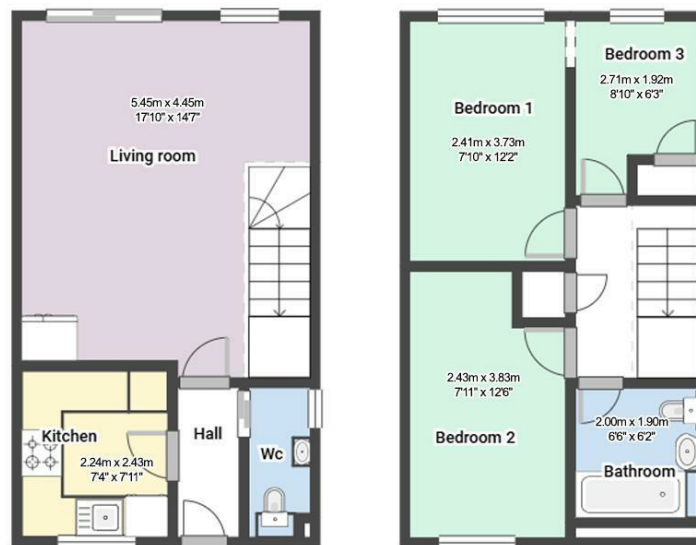
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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