

# HoldenCopley

PREPARE TO BE MOVED

Blenheim Avenue, Mapperley, Nottinghamshire NG3 6GD

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Guide Price £300,000 - £325,000



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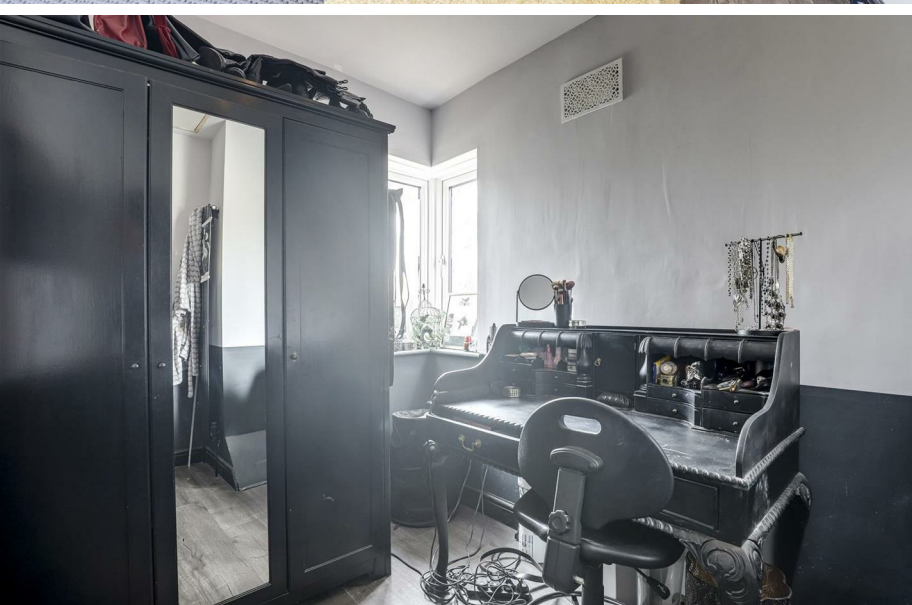
### UNIQUE STYLE THROUGHOUT – NO UPWARD CHAIN...

A well-presented three-bedroom semi-detached home offering a unique style and no upward chain, perfectly situated in the highly sought-after area of Mapperley. This popular location offers a wide range of amenities, including shops, cafés, and excellent transport links into Nottingham City Centre, along with leisure facilities such as Digby Park for scenic walks and the nearby Nuffield Health Club. The ground floor welcomes you with an inviting entrance hall leading to a charming bay-fronted living room featuring a traditional fireplace. At the heart of the home is a contemporary open-plan kitchen and dining area — a perfect space for cooking, family meals, and entertaining. There's also a conservatory providing additional living space and a convenient ground-floor W/C. Upstairs, the property offers two spacious double bedrooms, a further single bedroom, and a stylish four-piece family bathroom. Outside, the front of the property benefits from a driveway providing off-road parking, while the rear enjoys a private, landscaped garden complete with a patio seating area and a variety of established plants and shrubs, an ideal setting for enjoying the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Contemporary Kitchen Diner
- Conservatory & Ground Floor W/C
- Stylish Bathroom
- Driveway
- No Upward Chain
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Porch

5'5" x 2'1" (1.66m x 0.64m)

The porch has vinyl flooring and double UPVC double doors providing access into the accommodation.

Entrance Hall

10'5" x 5'11" (3.19m x 1.81m)

The entrance hall has tiled flooring with underfloor heating, a carpeted stair runner, an understairs storage cupboard and a single UPVC door providing access from the porch.

Living Room

13'3" into bay x 10'11" (4.05m into bay x 3.34m)

The living room has tiled flooring with underfloor heating, ceiling coving, traditional beaded wall panelling, a traditional feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

17'5" max x 17'3" (5.32m max x 5.26m)

The kitchen diner has a range of shaker-style base units and a breakfast bar all with quartz worktops, a Belfast-style sink with a swan neck mixer tap, an integrated oven & hob, unique tiled walls, recessed spotlights, ceiling coving, tiled flooring with underfloor heating, two UPVC double-glazed windows to the side elevation and a single UPVC door providing access to the conservatory.

Conservatory

9'5" x 7'0" (2.88m x 2.15m)

The conservatory has tiled flooring, a column radiator, a polycarbonate roof, two UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

W/C

3'11" min x 3'6" (1.20m min x 1.08m)

This space has a low level dual flush W/C, a counter top wash basin, space for a tumble dryer, partially tiled walls, tiled flooring and a polycarbonate roof.

FIRST FLOOR

Landing

6'0" max x 3'6" (1.83m max x 1.09m)

The landing has wood-effect flooring, ceiling coving, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Master Bedroom

13'1" x 10'10" (4.01m x 3.32m)

The main bedroom has wood-effect flooring, a column radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'10" x 10'2" (3.63m x 3.12m)

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

Bedroom Three

8'8" max x 6'7" (2.66m max x 2.03m)

The third bedroom has wood-effect flooring, a vertical radiator and a UPVC double-glazed window to the front elevation.

Bathroom

9'10" max x 5'10" (3.01m max x 1.79m)

The bathroom has a low level dual flush W/C, a counter top wash basin, a freestanding double ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a shower niche, a heated towel rail, tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and courtesy lighting.

Rear

To the rear of the property is an enclosed landscaped garden with a paved patio area, raised planting beds full of established plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

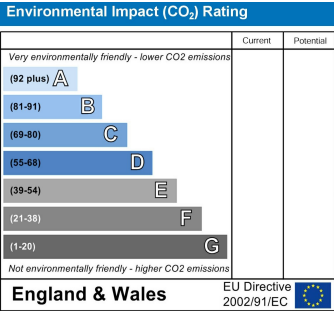
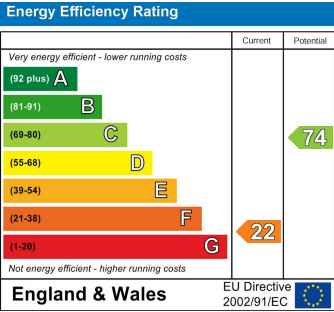
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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.

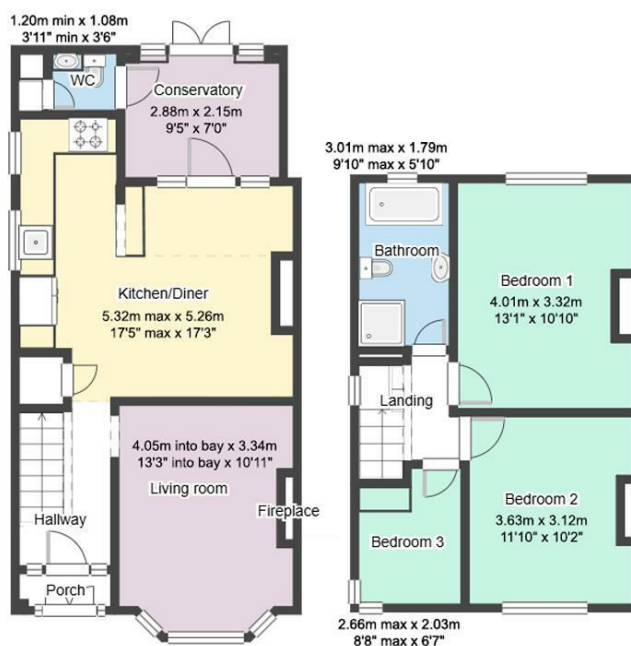
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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