

HoldenCopley

PREPARE TO BE MOVED

Querneby Road, Mapperley, Nottinghamshire NG3 5HW

£180,000

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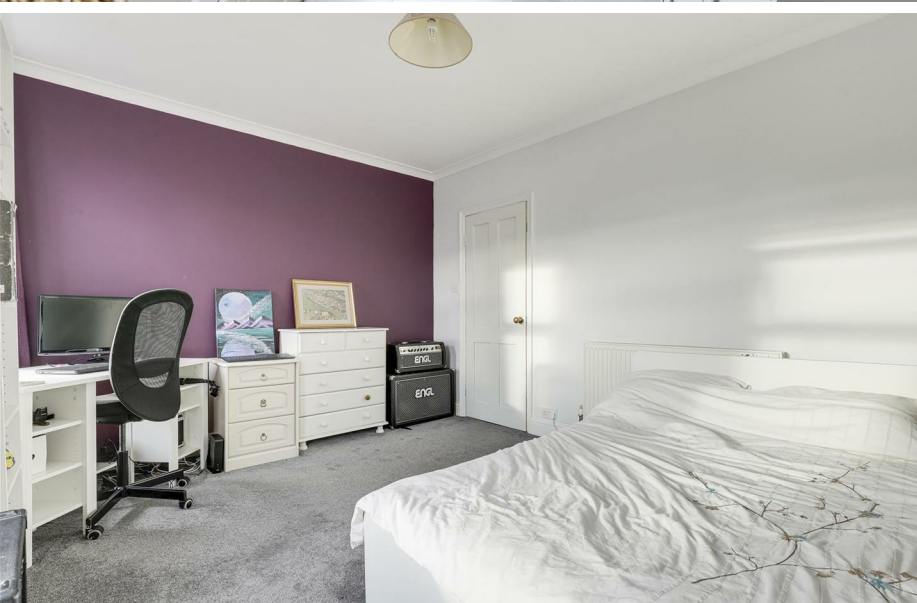


LOCATION, LOCATION, LOCATION...

We are delighted to offer this two-bedroom terraced house in Mapperley. Ready for immediate occupation, the property is ideal for first-time buyers looking to step onto the property ladder and is being sold with no up ward chain. Situated within easy reach of a variety of local amenities, restaurants, and schools with close links to Sherwood, it also benefits from excellent transport links into Nottingham City Centre. On the ground floor, the property comprises a welcoming entrance hall, a dining room, and a comfortable living room. The fitted kitchen provides access to a convenient ground-floor W/C. Upstairs, there are two well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the property offers direct kerb access to the front. At the rear, there is a low-maintenance garden featuring security lighting, planted borders, a brick wall boundary, and gated access, providing a private and secure outdoor space.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'10" x 2'9" (3.92m x 0.85m)

The entrance hall has wood-effect flooring, carpeted stairs, a decorative ceiling arch, a radiator, and a door providing access into the home.

Dining Room

10'11" x 11'0" (3.35m x 3.36m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, a recessed chimney breast alcove, coving to the ceiling, and wood-effect flooring.

Living Room

11'5" x 10'10" (3.49m x 3.31m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a recessed chimney breast alcove, a TV point, coving to the ceiling, and wood-effect flooring.

Kitchen

15'7" x 7'11" max (4.77m x 2.42m max)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a swan neck mixer tap and drainer, a range cooker and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, recessed spotlights, partially tiled walls, stone-effect flooring, two UPVC double glazed windows to the side and rear elevation, and a door opening to the rear garden.

W/C

3'7" x 5'4" (1.1m x 1.64m)

This space has a low level flush W/C, a wall-mounted wash basin, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

5'0" x 11'6" (1.53m x 3.53m)

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and a Velux window, and access to the first floor accommodation.

Bedroom One

11'0" x 14'2" (3.36m x 4.34m)

The first bedroom has two UPVC double glazed windows to the front elevation, a fitted wardrobe, coving to the ceiling, a radiator, and carpeted flooring.

Bedroom Two

8'11" x 11'6" (2.72m x 3.53m)

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

Bathroom

7'10" x 6'11" (2.41m x 2.11m)

The bathroom has a UPVC double glazed obscured window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower fixture with a wall-mounted shower fixture, a radiator, coving to the ceiling, an in-built cupboard, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is direct kerb access.

Rear

To the rear of the property is a low-maintenance garden with security lighting, planted borders, bricked wall boundary, and gated access.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
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

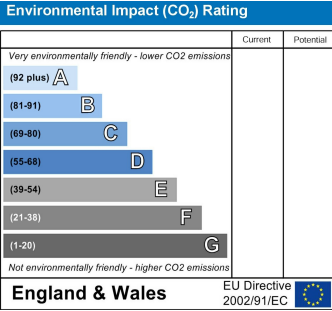
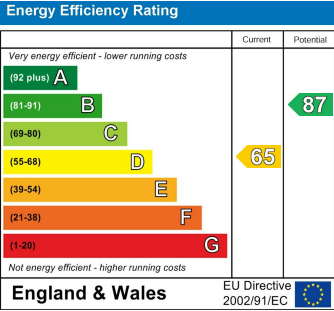
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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