

# HoldenCopley

PREPARE TO BE MOVED

Kent Road, Mapperley, Nottinghamshire NG3 6BN

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Guide Price £325,000

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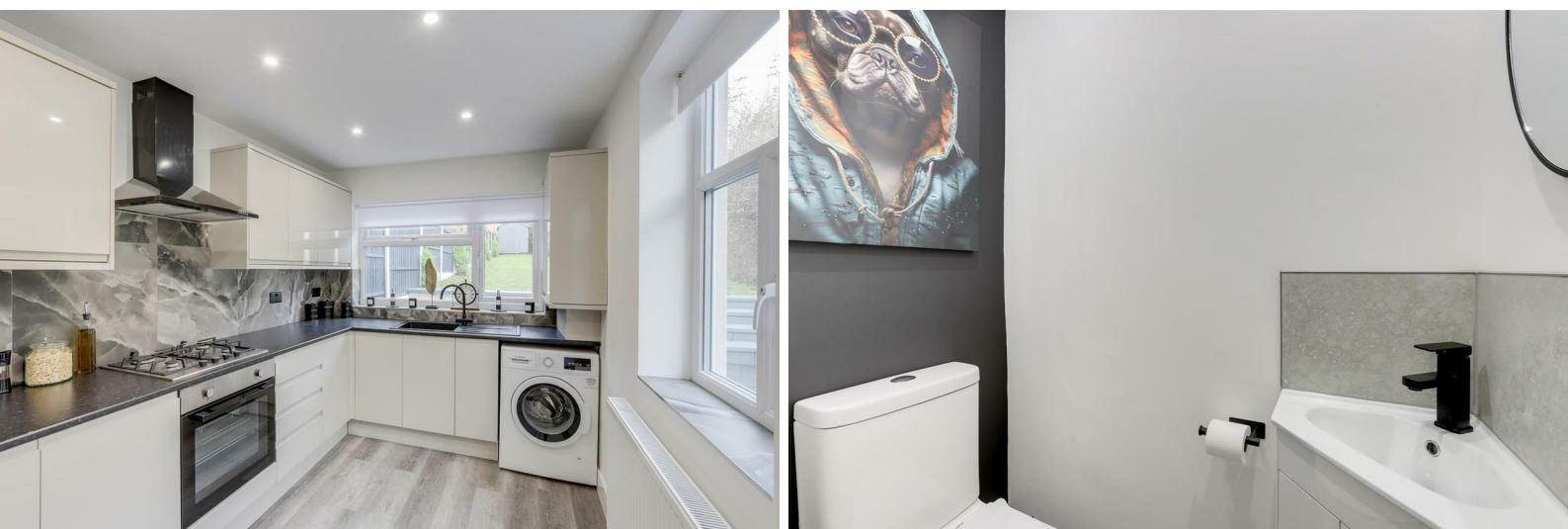


GUIDE PRICE: £325,000 - £350,000

NO UPWARD CHAIN...

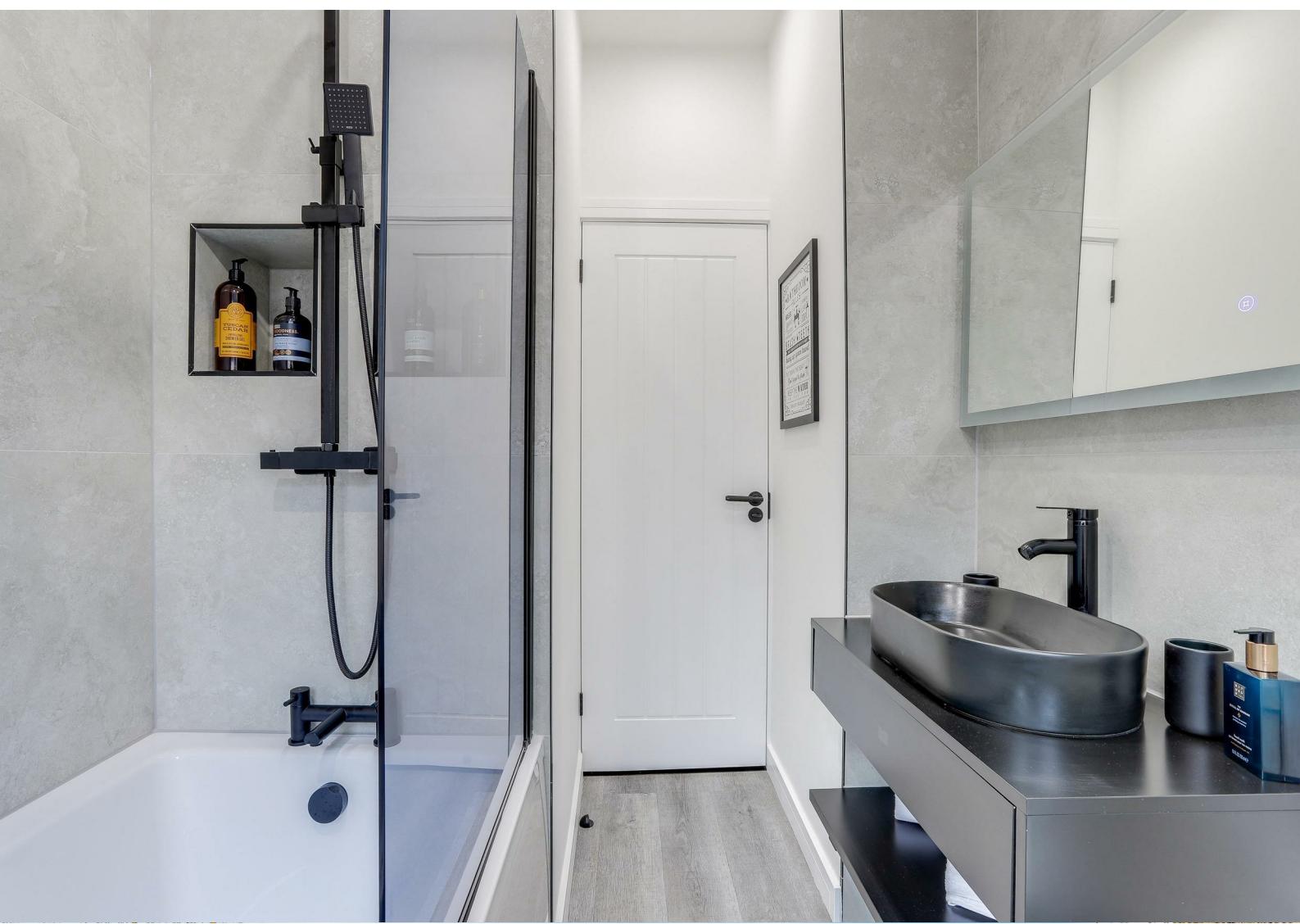
This spacious three-bedroom semi-detached home has been tastefully renovated throughout, giving it a fresh, modern feel from the moment you step inside. With no upward chain, it sits in the sought-after area of Mapperley, close to local shops, well-regarded schools and great transport links to the City Centre. The ground floor opens with an inviting entrance hall leading to the bright and inviting living room, with a bay window that brings in plenty of natural light. Next door, the dining room offers a cosy yet stylish space for family meals or entertaining friends. The newly updated kitchen feels clean and contemporary, fitted with a range of integrated and free-standing appliances and finished with modern touches that make it both practical and visually appealing. There's also a ground-floor W/C, adding to the home's everyday convenience. Upstairs, all three bedrooms are well-proportioned, each offering comfortable space for family members or guests. The bathroom has been finished with a modern three-piece suite. Outside, the home continues to impress. A driveway to the front provides off-street parking, while the generous tiered rear garden gives you plenty of room to enjoy the outdoors. With a lawn, patio area and shrubs, it's a lovely spot for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen & Ground Floor W/C
- Stylish Three-Piece Bathroom Suite
- Driveway
- Large Rear Enclosed Garden
- Beautifully Renovated Throughout
- No Upward Chain
- Popular Location





## GROUND FLOOR

### Entrance Hall

5'1" x 9'6" (1.57m x 2.92m)

The entrance hall has laminate wood-effect flooring and carpeted stairs, two UPVC double-glazed obscure windows and a single UPVC door providing access into the accommodation.

### W/C

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, laminate wood-effect flooring, recessed spotlight and an extractor fan.

### Living Room

12'4" x 12'9" (3.76m x 3.91m)

The living room has laminate wood-effect flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

### Dining Room

12'9" x 11'10" (3.90m x 3.62m)

The dining room has laminate wood-effect flooring, a radiator and two UPVC double-glazed windows to the side and rear elevations.

### Kitchen

12'0" x 7'9" (3.68m x 2.37m)

The kitchen has a range of fitted wall and base units with worktops, a composite sink with a drainer and a swan neck mixer tap, a freestanding washing machine, freestanding fridge/freezer, integrated oven with gas hobs and over hood extractor fan, partially tiled walls, a radiator, laminate wood-effect flooring, recessed ceiling spotlights, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

8'2" x 17'3" (max) (2.51m x 5.27m (max))

The landing has carpeted flooring, recessed spotlights, access to the first floor accommodation and access to the loft.

### Master Bedroom

10'11" x 12'10" (3.33m x 3.92m)

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

### Bedroom Two

9'8" x 10'8" (2.97m x 3.27m)

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

### Bedroom Three

8'0" x 12'2" (2.45m x 3.72m)

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

### Bathroom

5'11" x 6'4" (1.81m x 1.94m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a panelled bath with an overhead rainfall shower and a hand held shower head, a shower niche, partially tiled walls, a heated towel rail, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front is driveway providing off-street parking for two cars with gated access to the rear.

### Rear

To the rear is a large enclosed garden with a lawn, a patio seating area, a shed, a range of shrubs with hedge borders and fence panelling boundaries.

## 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 - 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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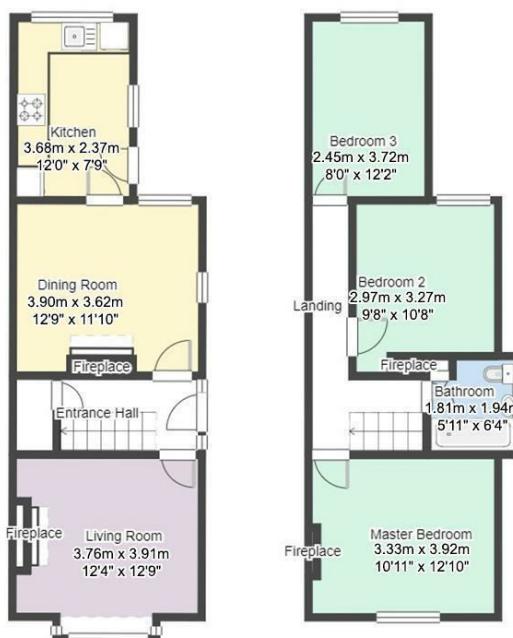
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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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