

HoldenCopley

PREPARE TO BE MOVED

Hazelbank Avenue, Mapperley, Nottinghamshire NG3 3EY

Guide Price £170,000 - £180,000

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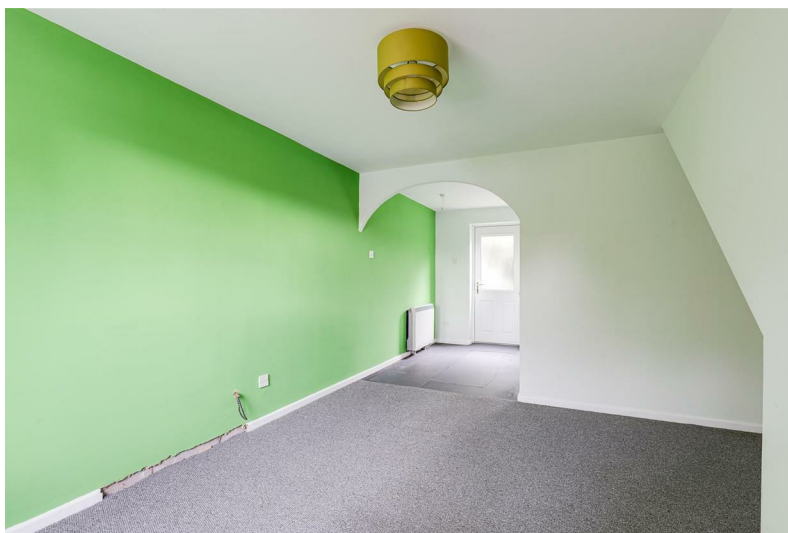


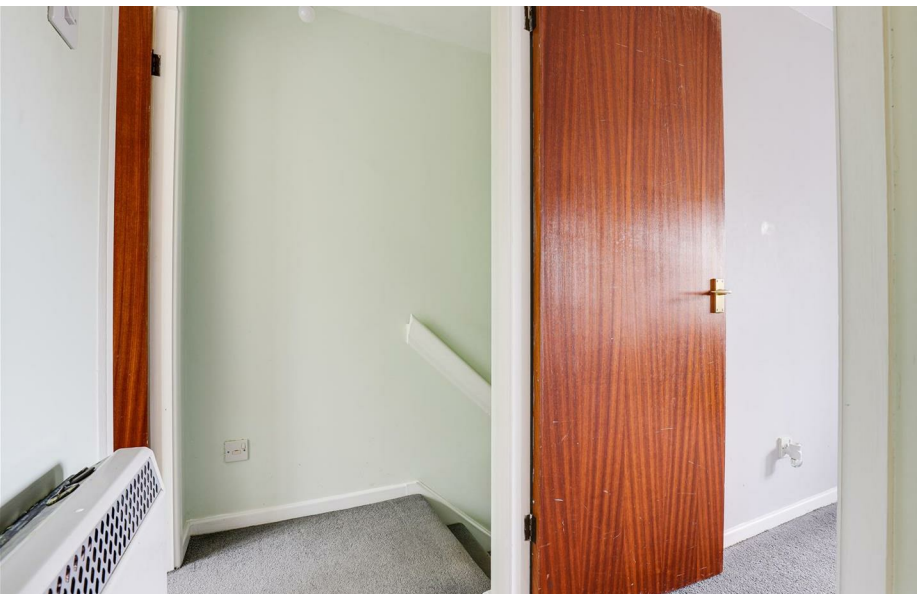
GUIDE PRICE £170,000 - £180,000

NO UPWARD CHAIN...

This two-bedroom mid-terraced house is perfectly positioned close to the popular Mapperley area and within easy walking distance of excellent transport links into the City Centre. Offering a fantastic opportunity for any buyer looking to add their own personal touch, the property boasts a welcoming entrance hall leading into a spacious living room, which in turn provides open access to the kitchen. From here, there is direct access to the rear garden, ideal for outdoor relaxation or entertaining. On the first floor, the property features two well-proportioned bedrooms and a three-piece bathroom suite. Outside, the front of the property benefits from courtesy lighting, a neat lawn, and access to a garage, while the rear garden is enclosed with fence panelling, offering privacy and a safe space for children or pets. This home presents an excellent chance to create a stylish and comfortable living space in a sought-after location.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Gaerden
- Off Street Parking
- Garage
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 3'3" (1.17m x 1.01m)

The entrance hall has carpeted flooring, and a UPVC door providing access into the accommodation.

Living Room

12'4" x 12'7" (max) (3.76m x 3.84m (max))

The living room has a UPVC double glazed window to the front elevation, a wall-mounted heater, a TV point, carpeted flooring, and open access into the kitchen.

Kitchen

8'1" x 12'3" (2.48m x 3.75m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a dining table, a wall-mounted heater, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UOVC door opening to the rear garden.

FIRST FLOOR

Landing

6'0" x 3'0" (1.85m x 0.92m)

The landing has carpeted flooring, a wall-mounted heater, access into the loft, and access to the first floor accommodation.

Master Bedroom

9'1" x 11'10" (2.79m x 3.63m)

The main bedroom has a UPVC double glazed square bow window to the front elevation, a wall-mounted heater, an in-built cupboard, and carpeted flooring.

Bedroom Two

8'9" x 5'11" (2.68m x 1.81m)

The second bedroom has s UPVC double glazed window to the rear elevation, a wall-mounted heater, and carpeted flooring.

Bathroom

6'0" x 5'6" (1.85m x 1.70m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, access to a garage.

Detached Garage

The detached garage has ample storage, and an up-and-over door.

Rear

To the rear of the property is an enclosed garden, and a fence panelled boundary.

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 - Gedling Borough Council - Band G

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.

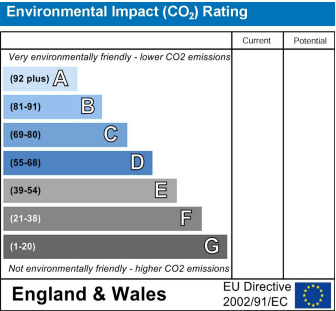
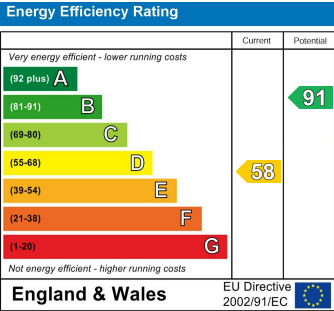
The vendor has advised the following:

Property Tenure is Freehold

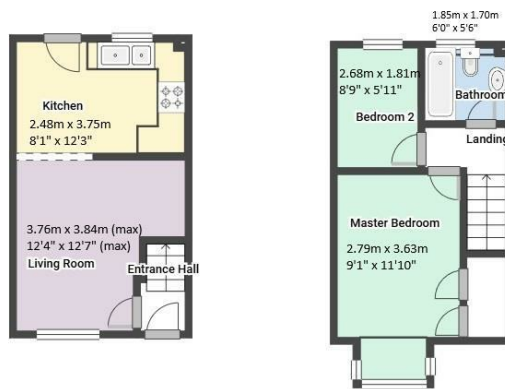
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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This floorplan is for illustrative purposes only.

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