

HoldenCopley

PREPARE TO BE MOVED

Marshall Hill Drive, Mapperley, Nottinghamshire NG3 6HW

£265,000

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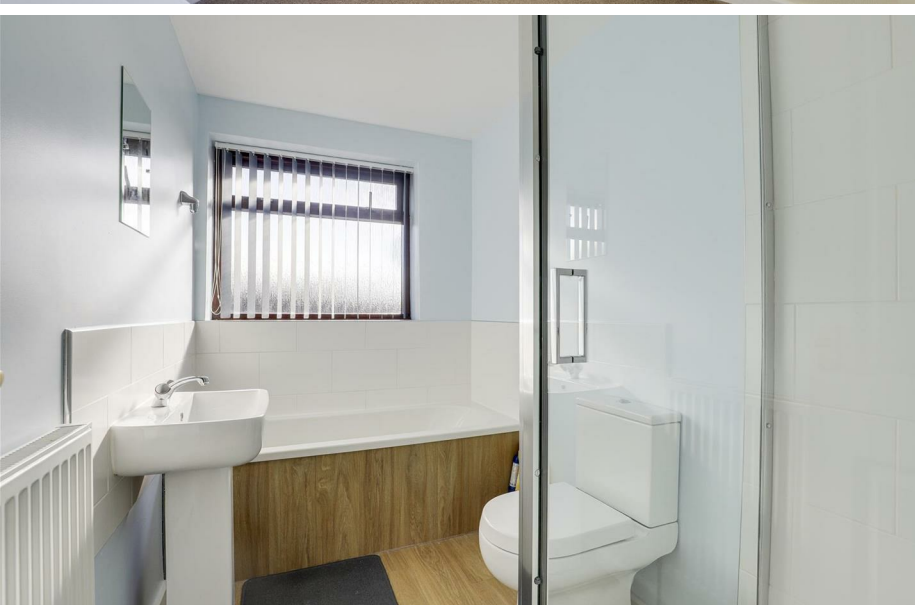


NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented three-bedroom semi-detached home is located in the highly sought-after area of Mapperley, offering a perfect blend of comfort, modern living, and convenience. Upon entering, you are greeted by a welcoming entrance hall with handy storage, leading into a bright and spacious living room featuring a feature fireplace, creating a cosy focal point to the room. The living room flows seamlessly into the single storey rear extension - ideal to be utilised as a dining area, which enjoys patio doors opening out onto the rear garden. The modern fitted kitchen includes a range of units and space for white goods. Upstairs, there are three bedrooms, two of which benefit from built-in storage, and a four-piece family bathroom suite featuring a separate shower and bath. Outside, the property benefits from off-street parking, a garage with power and lighting, and a private enclosed rear garden with a lawn and patio area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Single Storey Rear Extension
- Modern Fitted Kitchen
- Ample Storage Space
- Four Piece Family Bathroom Suite
- Off-Street Parking & Garage
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’3" x 3’7" (1.93m x 1.11m)

The entrance hall has wood-effect flooring, a radiator, a built-in storage cupboard, coving to the ceiling, and a UPVC door providing access to the accommodation.

Kitchen

10’1" x 8’0" (3.08m x 2.46m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink with a mixer tap and drainer, an integrated oven with an electric hob and concealed extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, space for an undercounter appliance, wood-effect flooring, partially tiled floors, a radiator, coving to the ceiling, and a mahogany hardwood double-glazed window to the front elevation.

Living Room

16’7" max x 12’10" (5.06m max x 3.93m)

The living room has wood-effect flooring, a feature fireplace with a hearth, a radiator, coving to the ceiling, and open access to the dining room.

Dining Room

15’9" x 7’0" (4.82m x 2.15m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, and sliding patio doors leading out to the rear garden.

Stairs

3’6" x 2’11" (1.08m x 0.91m)

This space has wood-effect flooring, carpeted stairs, a radiator, and coving to the ceiling.

FIRST FLOOR

Landing

10’6" max x 7’3" (3.22m max x 2.23m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, a built-in storage cupboard, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12’5" x 10’9" (3.80m x 3.29m)

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboard, coving to the ceiling, and a mahogany hardwood double-glazed window to the front elevation.

Bedroom Two

12’4" x 8’10" (3.76m x 2.71m)

The second bedroom has carpeted flooring, a radiator, a built-in storage cupboard, coving to the ceiling, and a mahogany hardwood double-glazed window to the rear elevation.

Bedroom Three

7’4" max x 7’4" (2.26m max x 2.24m)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling, and a mahogany hardwood double-glazed window to the rear elevation.

Bathroom

8’10" x 5’4" (2.70m x 1.65m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a shower head, a shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a mahogany hardwood double-glazed obscure window to the rear elevation.

OUTSIDE

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Front

To the front of the property is a block paved driveway providing off-street parking, access to the garage, access to the rear, a hedge, partially hedged boundaries, and partially fence panelled boundaries.

Garage

16’9" x 8’0" (5.11m x 2.46m)

The garage has an up and over door, lighting and electricity, and a wall-mounted Worcester combi boiler.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area and short brick wall divider to the lawn, an outdoor cold water tap, partially hedged boundaries, and partially fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 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 – 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

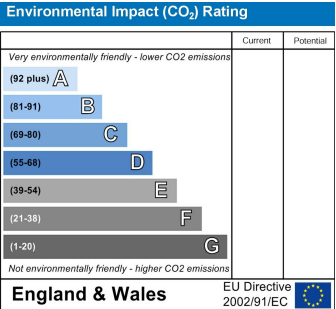
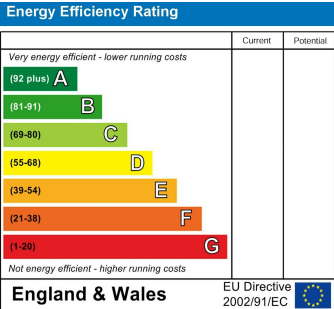
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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