

HoldenCopley

PREPARE TO BE MOVED

Morley Avenue, Mapperley, Nottingham NG3 5FZ

£1,100 PCM

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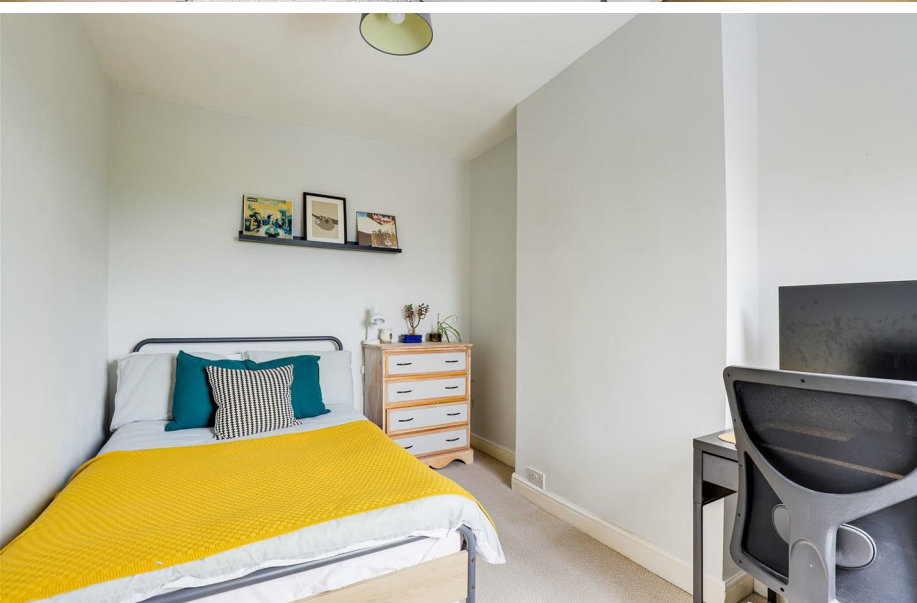


LOCATION LOCATION LOCATION...

A well-presented three-bedroom end townhouse is coming to the market in mid-June available unfurnished and ready for occupancy. Located in the sought-after area of Mapperley, this property offers modern, spacious accommodation ideal for families. It is conveniently close to various shops, schools, and transport links to the City Centre. The ground floor features an entrance porch, a spacious living room with a feature fireplace and bay window, an open-plan dining room, and a modern fitted kitchen with integrated appliances and space for additional appliances. Additionally, there is a conservatory and a downstairs WC for added convenience. The first floor comprises three generously sized double bedrooms and a modern three-piece bathroom suite. Outside, the property boasts a courtyard-style front garden with decorative plants and on-street parking availability. The enclosed rear garden includes a raised decked seating area, lawn, shed access, and a variety of decorative plants and shrubs, making it perfect for Summer enjoyment.

PROPERTY AVAILABLE FURNISHED/PART-FURNISHED & UN-FURNISHED





- End Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living/Diner
- Downstairs WC & Conservatory
- Modern Three Piece Bathroom Suite
- On-Street Parking Available
- Front & Rear Gardens
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Porch

5'1" x 1'8" (1.55m x 0.51m)

The entrance hall has a range of UPVC double glazed windows and a single UPVC door providing access into the accommodation

Hall

13'4" x 2'11" (4.07m x 0.91m)

The hall has carpeted flooring and stairs, coving to the ceiling, radiator and a single door providing access to the porch

Living Room

10'4" x 13'6" (3.17m x 4.14m)

The living room has carpeted flooring, coving to the ceiling, chimney breast with a feature fireplace with a gas fire, marble effect hearth and a decorative surround and mantelpiece, radiator and a UPVC double glazed bay window to the front elevation

Dining Room

10'7" x 11'10" (3.24m x 3.62m)

The dining room has carpeted flooring, coving to the ceiling, chimney breast, radiator and a UPVC double glazed window to the rear elevation

Kitchen

8'8" x 12'4" (2.66m x 3.77m)

The kitchen has wood effect laminate flooring, coving to the ceiling, a range of fitted wall and base units with fitted worksurfaces, space for a fridge/freezer, integrated oven with separate gas hobs and an over hood extractor fan, space and plumbing for a washing machine, ceramic sink with a drainer and mixer taps, radiator, UPVC double glazed window to the rear elevation and a single UPVC door providing access to the conservatory

WC

4'9" x 2'9" (1.47m x 0.84m)

This space has wood effect laminate flooring, wall mounted boiler, dual flush WC and a UPVC double glazed window to the rear elevation

Conservatory

15'5" x 4'10" (4.70m x 1.49m)

The conservatory has wood effect laminate flooring, a range of UPVC double glazed windows and a UPVC single door providing access to the rear garden

BASEMENT

Cellar One

11'2" x 6'5" (3.42m x 1.98m)

The cellar has courtesy lighting, fuse board and provides access to the basement

Cellar Two

7'3" x 11'3" (2.21m x 3.43m)

The second cellar has courtesy lighting

FIRST FLOOR

Landing

11'10" x 5'2" (3.61m x 1.59m)

The landing has carpeted flooring, coving to the ceiling and provides access to the first floor accommodation

Master Bedroom

11'1" x 14'1" (3.39m x 4.30m)

The main bedroom has carpeted flooring, coving to the ceiling, chimney breast, radiator and UPVC double glazed window to the front elevation

Bedroom Two

11'6" x 8'1" (3.53m x 2.47m)

The second bedroom has carpeted flooring, chimney breast, radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

12'8" x 8'7" (3.88m x 2.62m)

The third bedroom has carpeted flooring, coving to the ceiling, chimney breast, radiator and a UPVC double glazed window to the rear elevation

Bathroom

5'11" x 5'3" (1.81m x 1.61m)

The bathroom has wood effect laminate flooring, coving to the ceiling, wall mounted towel rail, low level dual flush WC, vanity washbasin with mixer taps, corner shower enclosure with a wall mounted mains-fed waterfall shower and separate shower over and a UPVC double glazed obscure window to the side elevation

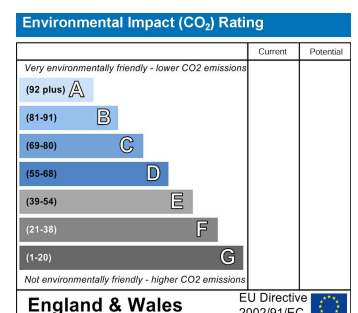
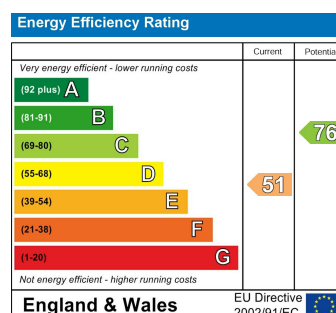
OUTSIDE

FRONT

To the front is a courtyard style garden with a range of decorative plants with a wall surround and gated access

REAR

To the rear is an enclosed garden, a raised decked seating area, lawn, pathway leading to the accommodation, access to the shed, a range of decorative plants and shrubs with a fence surround



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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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