

FOR SALE

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**2 CHEADLE CLOSE, MAPPERLEY, NOTTINGHAM,
NOTTINGHAMSHIRE NG3 6FR**

OFFERS OVER £425,000

3 OR 4 BEDROOMS? YOU DECIDE...

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- * New décor throughout
- * New bathroom
- * New central heating
- * New wiring
- * New windows
- * New carpets
- * New doors
- * New skirtings & architraves

Excellent opportunity requiring a comprehensive scheme of upgrading, within easy walking distance of the wonderful facilities provided within the vibrant Mapperley Top area, a wide variety of shopping facilities, bars, restaurants and many other local independent retailers. The Carlton Forum Leisure Centre and Westdale Junior School only a short distance away.

This is an ideal opportunity for those with an eye to detail who would like to put their own stamp on a project, with a significant and extremely well stocked mature gardens that enjoys plenty of privacy to the rear. The extensive and double length garage provides more storage than most and with the potential for further development and alteration.

Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

If you are seeking the 'away from it all' benefits provided by cul-de-sac living and yet still want to be within striking distance of Nottingham City Centre, then 2 Cheadle Close should be high on your viewing list!

The property is being offered with NO CHAIN enabling the potential for completion to take place before the changes in Stamp Duty at the end of March 2025.

2 CHEADLE CLOSE, MAPPERLEY, NOTTINGHAMSHIRE NG3 6FR



Council Tax Band

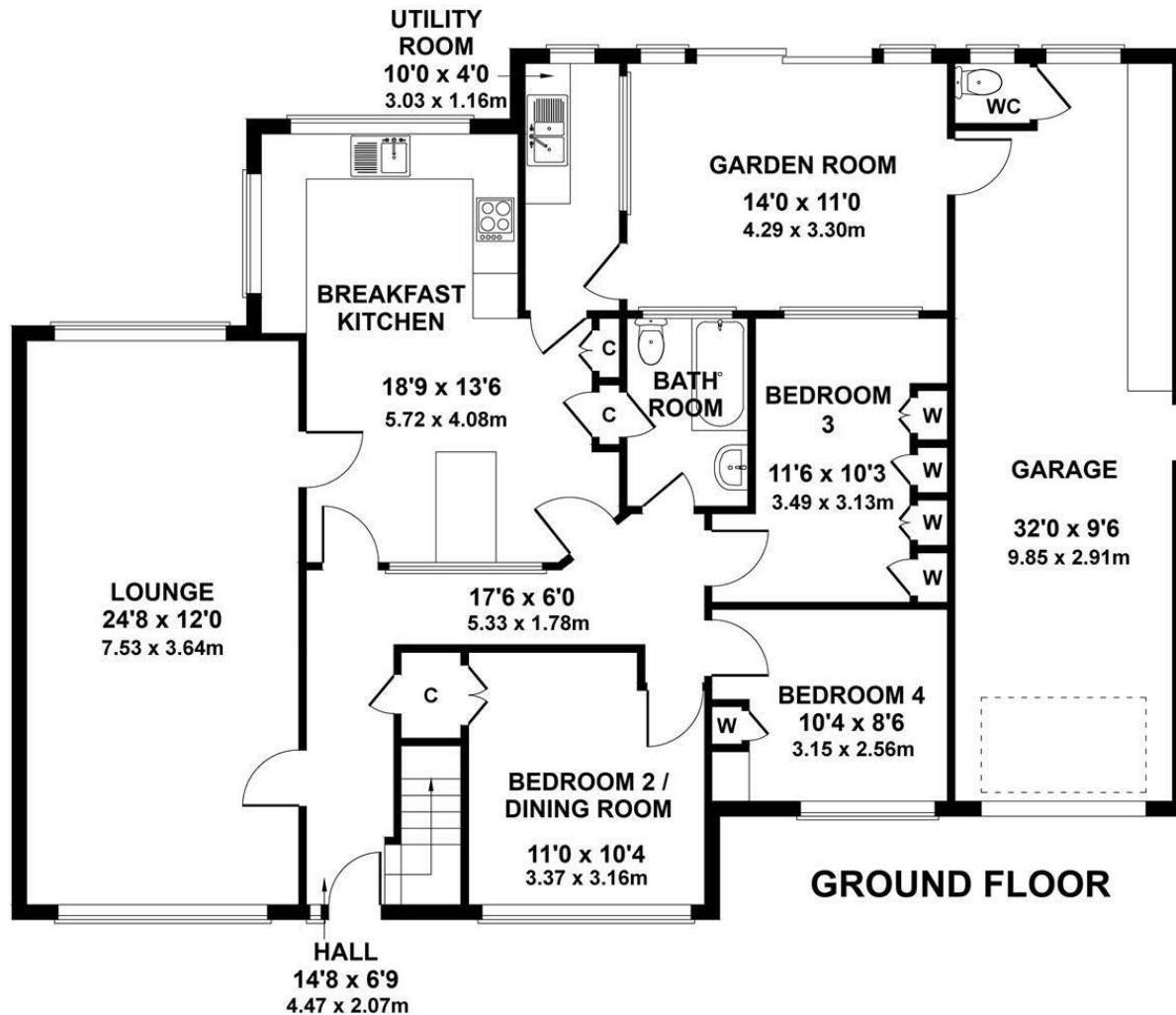
E

Energy Efficiency Rating

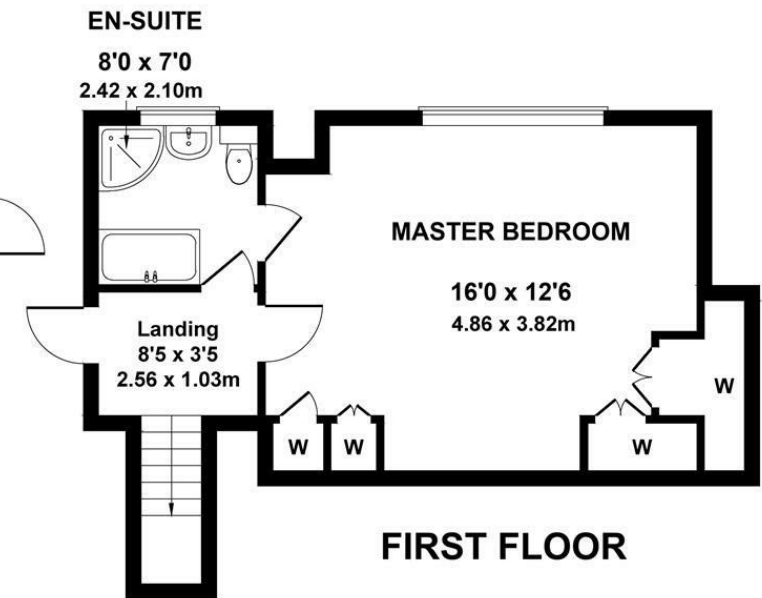
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	72
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

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



Approximate Gross Internal Area
2002 sq ft - 186 sq m



Not to Scale. For Illustrative Purposes Only.



Entrance door into the

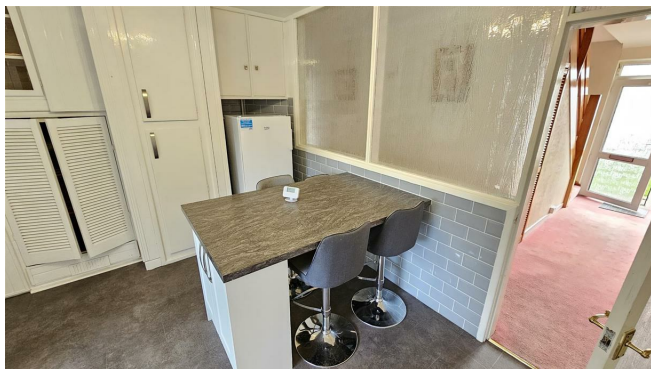
HALLWAY

14'8 x 6'9 (4.47m x 2.06m)

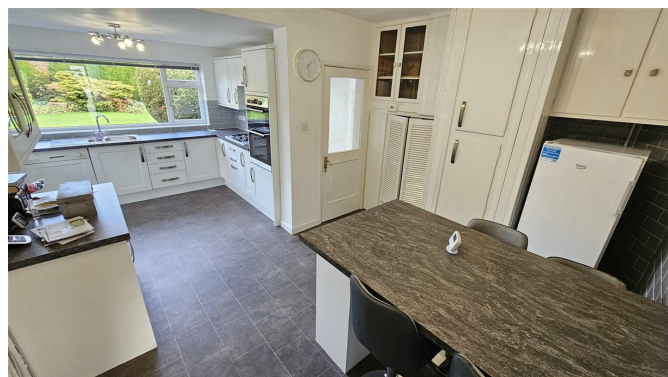
LOUNGE

24'8 x 12'0 (7.52m x 3.66m)





BREAKFAST KITCHEN
18'9 x 13'6 (5.72m x 4.11m)



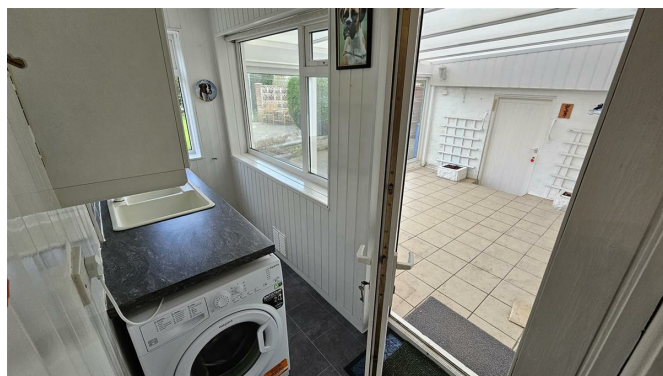


UTILITY ROOM

10'0 x 4'0 (3.05m x 1.22m)

GARDEN ROOM

14'0 x 11'0 (4.27m x 3.35m)





INNER HALLWAY

17'6 x 6'0 (5.33m x 1.83m)

BEDROOM 2 / DINING ROOM

11'0 x 10'4 (3.35m x 3.15m)

with a central heating radiator and a double glazed window overlooking the front garden.

BEDROOM 3

11'6 x 10'3 (3.51m x 3.12m)

with a central heating radiator and a double glazed window overlooking the dining / sun lounge.





BEDROOM 4

10'4 x 8'6 (3.15m x 2.59m)
with a central heating radiator and a double
glazed window overlooking the front garden.

BATHROOM





STAIRCASE FROM THE HALLWAY
TO THE FIRST FLOOR LANDING with
access to the loft space.

MASTER BEDROOM SUITE
16'0 x 12'6 (4.88m x 3.81m)

EN-SUITE SHOWER
8'0 x 7'0 (2.44m x 2.13m)





OUTSIDE - FRONT

OUTSIDE - REAR

DOUBLE LENGTH GARAGE

32'4 x 9'8 (9.86m x 2.95m)
with W.C. to the rear!!!!





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





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