



110 Sandford Road, Mapperley, NG3 6AG

Price Guide £235,000

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- Three bedrooms
- Full width UPVC conservatory
- Great sized rear garden
- Lounge & kitchen diner
- Utility/potential office
- NO UPWARD CHAIN

A three-bedroom semi-detached house with off street parking and a full-width conservatory on a desirable road, just a short walk from Mapperley's thriving shopping area and for sale with NO UPWARD CHAIN!

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Overview

Accommodation consists of an entrance hallway, lounge with coal effect electric fire, dining kitchen with integrated oven and hob, a separate utility room/potential office and a UPVC double-glazed conservatory leading out to a great-sized family garden. Upstairs there are three bedrooms and a bathroom with a white suite and electric shower and the property also has UPVC double glazing and gas central heating.

Entrance Hall

Storm porch with UPVC double glazed window and entrance door, laminate flooring continuing through to the lounge, radiator, stairs to the first-floor landing and doors to the utility room and kitchen diner.

Lounge

Marble fireplace and hearth with coal effect electric fire and Mahogany coloured surround, UPVC double glazed bay window to the front and radiator.



Kitchen Diner

A range of wall and base units with granite style worktops and composite one-and-a-half bowl sink unit and drainer with tiled splashbacks. Integrated brushed steel trim electric oven, four ring gas hob with extractor canopy, radiator and UPVC double glazed window and door leading through to the conservatory.

Utility Room

A good sized room which could easily be converted into a home office, with plumbing for a washing machine, meter cupboards, laminate flooring and UPVC double-glazed side window.

Conservatory

Being UPVC double glazed, with light, power and double doors leading out to the rear garden.

First Floor Landing

UPVC double glazed side window and loft hatch into the roof space which houses the gas boiler.

Bedroom 1

Built-in part mirrored sliding door wardrobes, UPVC double glazed front window and radiator.

Bedroom 2

Built-in sliding mirrored door wardrobes housing the hot water cylinder, UPVC double-glazed rear window and radiator.

Bedroom 3

Laminate flooring, UPVC double glazed corner window and radiator.

Bathroom

Consisting of a shaped bath and screen with electric shower and PVC-clad surround. Pedestal washbasin, toilet, radiator, tile effect flooring and UPVC double-glazed side and rear windows.







Outside

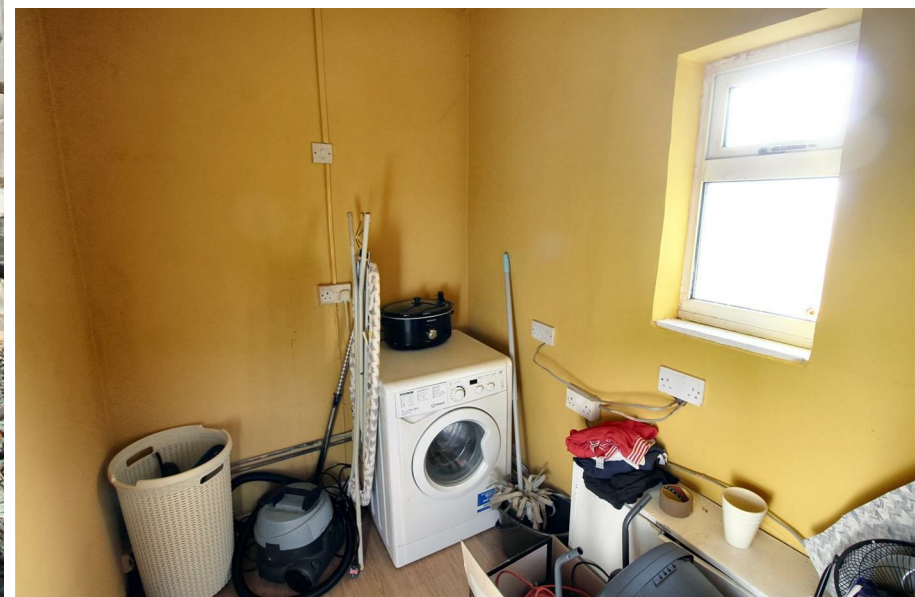
To the front is off-street parking for two cars. Side access leads to the rear. To the rear is a plumb slate area with a fishpond and waterfall, halogen security light, lawn with gravel borders leading to a further large paved patio/seating area and garden shed. The garden is enclosed with a mixture of concrete post with fence panels and conifer hedging to the perimeter.

Useful Information

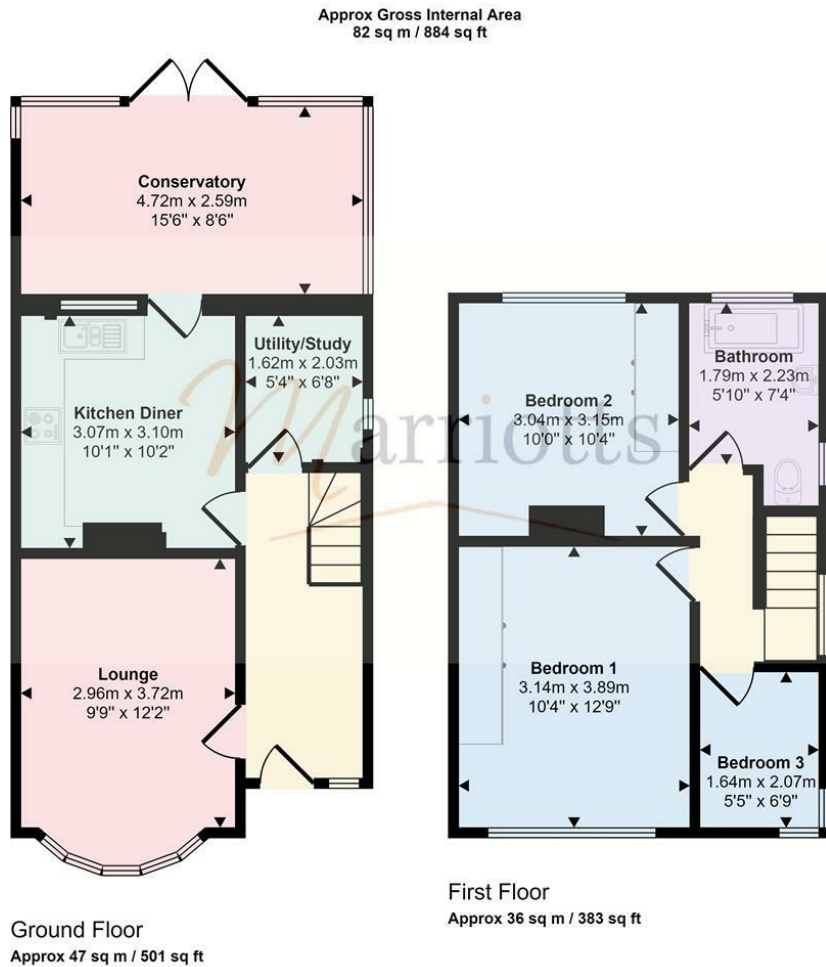
TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

UTILITIES: Mains gas, electricity and water. No water meter.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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