



73 Whittingham Road, Mapperley, NG3 6BH

Guide Price £250,000

 2  1  3  D





73 Whittingham Road Mapperley, NG3 6BH

- Semi detached house
- Three reception rooms
- Spacious first floor bathroom
- Two double bedroom
- Kitchen with side entrance porch
- NO UPWARD CHAIN

A well-maintained and extended period semi-detached house with two double bedrooms, gated off-street parking with a carport and three reception rooms. For sale with NO UPWARD CHAIN!!

Guide Price £250,000



Overview

Located on a leafy suburban road close to Mapperley's bustling shopping area, you'll have easy access to a variety of amenities, making daily errands a breeze, with a great selection of independent retailers, bars, cafe's and restaurants.

This delightful period semi-detached house is a true gem. Boasting three reception rooms, two double bedrooms, and a well-appointed bathroom with both a bath and separate shower cubicle, this property offers a perfect blend of comfort and functionality.

One of the standout features of this lovely home is the breakfast/dining room rear extension, providing a bright and airy space for enjoying meals with family and friends, with UPVC double glazed double doors leading out to the large walled Indian Sandstone patio which provides a tranquil space overlooking the well tended lawned garden.

Convenience is key with parking available for up to two vehicles, provided by the driveway and carport for added flexibility.

Don't miss out on the opportunity to make this charming property your own - book a viewing today and envision the possibilities that await in this inviting home on Whittingham Road.

Side Entrance Hall

With the side entrance door, stairs to the first-floor landing and doors to both the front lounge and separate rear sitting room.



Lounge

With original decorative coving, marble fireplace and heath with decorative wooden surround and electric fire. Radiator, UPVC double glazed front window, cupboard housing the electric meter and fuse board.

Sitting Room

Two radiators, under-stair cupboard, UPVC double glaze side windows and door through to the kitchen.

Kitchen

A range of units with soft close doors and drawers with wood effect worktops incorporating a stainless steel sink unit and drainer with stone tiled splashbacks. Appliances consists of a brushed steel electric oven and four-ring ceramic hob, brushed steel extractor canopy and integrated fridge freezer. Plumbing for washing machine, radiator, tiled floor, double glazed side window, door to the side entrance porch and access to the dining/breakfast room extension.

Dining/Breakfast Room

With radiator and UPVC double glazed double doors leading out to the patio.

First Floor Landing

With radiator and loft access.

Bedroom 1

Fitted six door wardrobe, UPVC double glazed front window and radiator.

Bedroom 2

Fitted four door corner wardrobes, UPVC double glazed side and rear windows and radiator.

Bathroom

Consisting of an enamelled bath with tiled surround, a separate fully tiled shower cubicle with electric shower, toilet and washbasin with large vanity surround and cupboards. Separate cupboard housing the Baxi combination gas boiler installed in February 2024 with the remainder of a 5-year warranty. Radiator and UPVC double-glazed rear window.

Outside

To the front, double gates lead onto the driveway and a small walled front garden/flower bed. Carport to the side with ceiling light, wall mounted carriage style light, side door to the hallway and double gates to the rear. To the rear is a large walled Indian sandstone patio with carriage style wall light and outside cold water tap. Large garden shed and steps leading up to the lawn with flower bed and established borders containing a variety of shrubs and seasonal bedding plants.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no







CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK: no

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: in the bathroom

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

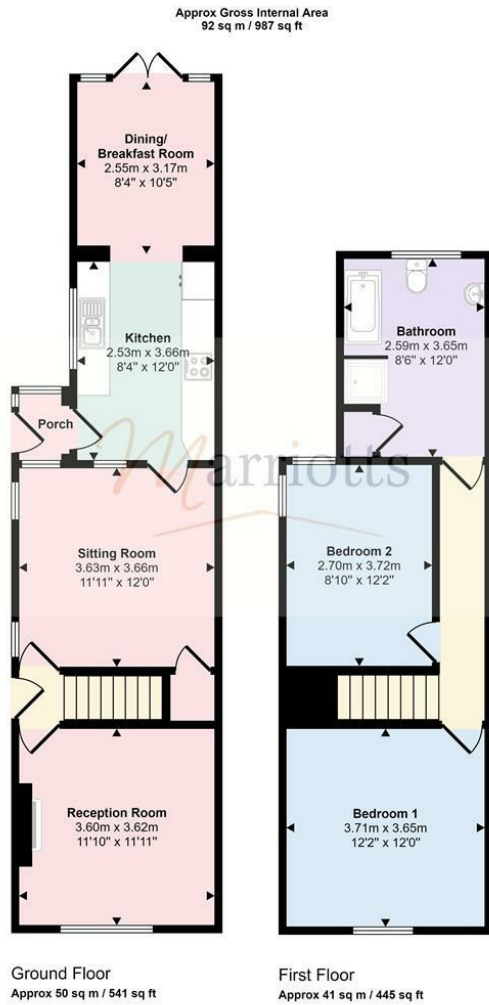
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Level front and rear access







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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.*Marriotts*.net

