

# Cyprus Road

Mapperley Park

NG3 5EB

Asking Price Of £575,000



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0115 841 1155



- Charming Three Storey Home

- Delightful Conservation Area

- Popular Location

- Five Bedrooms

- Bathroom with Suite

- Two Reception Rooms

- Large Dining Kitchen

- Entrance Hall

- Many Features

- Large Established Rear Garden

- Off Road Parking Space

- Internal Area Approx. 2786 sq ft

- EPC Rating D

- VIEWING RECOMMENDED

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Cyprus Road, Mapperley Park, NG3 5EB

## Key Features

FHP Living feels privileged to offer for sale this delightful three-story house, nestled in Mapperley Park's charming conservation area, offering convenient access within two miles of the City Centre and its associated amenities.

The entrance hall welcomes you with its classic charm, and a staircase leads to the upper floors, while the two reception rooms offer versatile spaces for relaxation or entertainment.

The large dining kitchen is a focal point, boasting modern amenities and the convenience of bi-folding doors that seamlessly connect indoor and outdoor living spaces.

Upstairs, the five bedrooms provide ample accommodation across the upper two floors, offering flexibility for families or guests, and a bathroom featuring a suite for added comfort and convenience.

Outside, the expansive rear garden provides a tranquil retreat, perfect for enjoying outdoor activities or simply unwinding amidst nature. The off-road parking space to the fore ensures convenience, while the garden beds and borders add to the property's visual appeal.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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