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DavidJames
the estate agent

Staples Street, Mapperley, Nottingham, NG3 5HR

Guide Price £190,000

About This Property

This newly-built end-terrace home offers an excellent opportunity to acquire a move-in ready property, ideal for first-time buyers or investors. With the reassurance of a 6-year architect certificate, this home provides added peace of mind for the future.

Set back from the roadside along a pedestrian footpath, the property is conveniently located within easy reach of Mapperley's amenities and offers a short commute to Nottingham City Centre.

The main entrance opens to a bright living room, thoughtfully designed with an eye-level socket for a wall-mounted TV. The ground floor also features a cloakroom/WC, complete with a modern suite and chrome towel radiator. The contemporary kitchen includes a generous range of fitted units and integrated appliances such as an electric oven, hob with extractor, fridge/freezer and washing machine. From the kitchen, a door leads to a low-maintenance, courtyard-style garden.

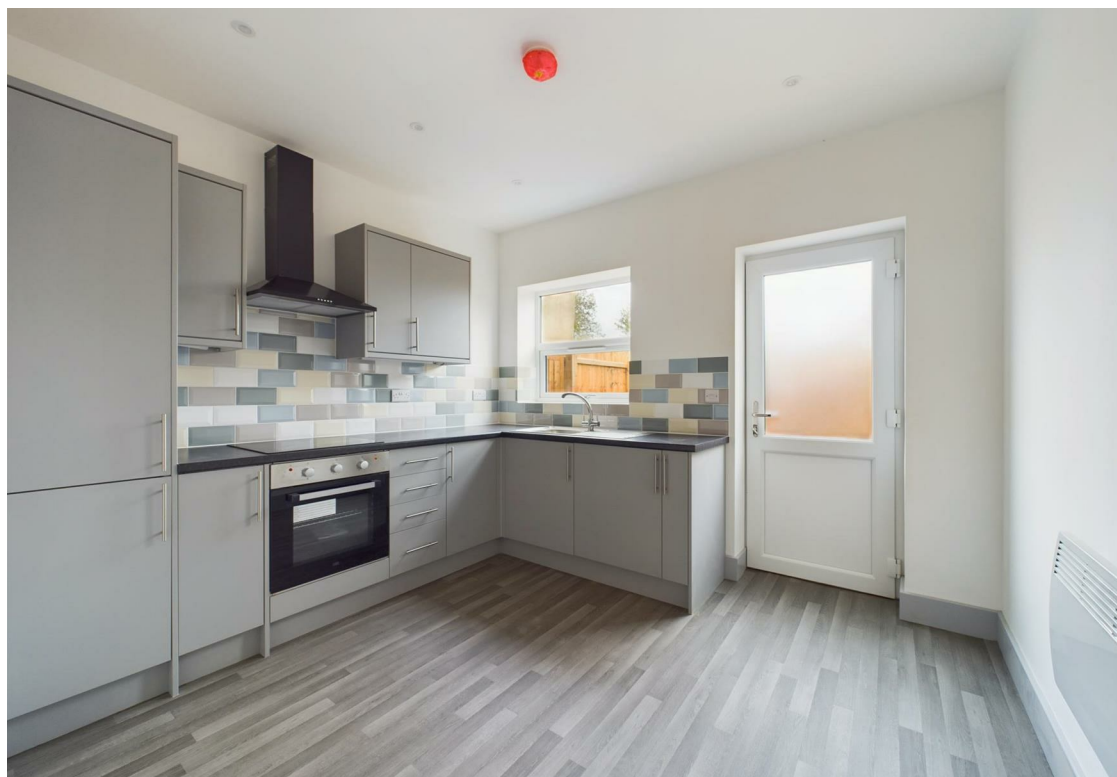
Upstairs, there are two well-proportioned bedrooms complemented by a modern bathroom featuring a three-piece white suite.

The property benefits from UPVC double glazing throughout, electric room heaters and PV solar panels for energy efficiency.

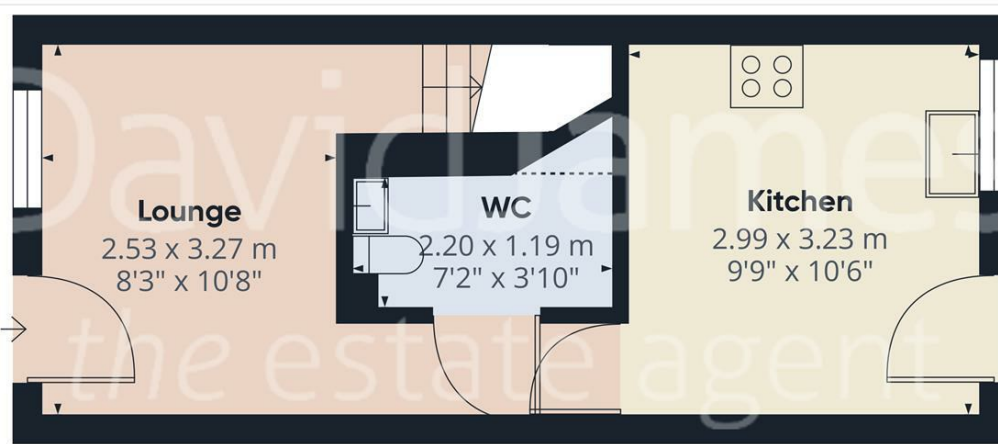
This home offers a convenient, modern lifestyle in a sought-after location and is ready for its first owners to enjoy!



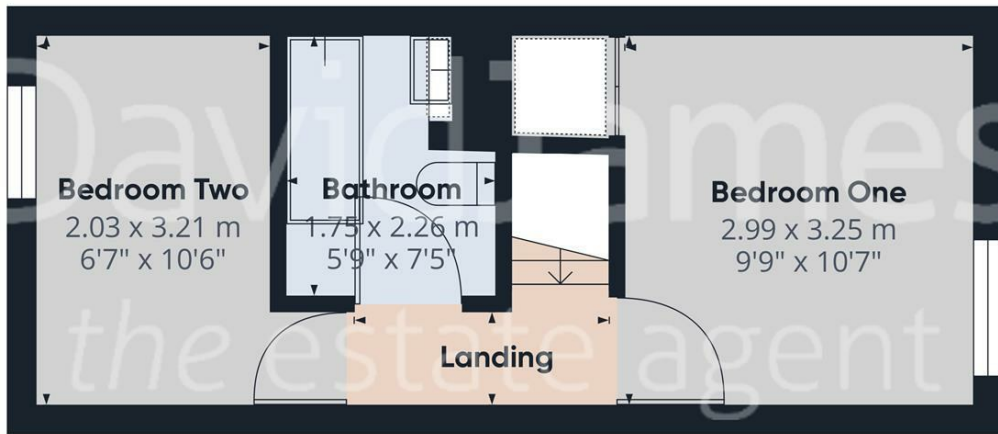
- Newly-built end-terrace home
- 6 year architect certificate for added peace of mind
- Within easy reach of Mapperley's amenities and a short commute to Nottingham City Centre
- Bright lounge with sockets for wall-mounted TV
- Superb modern kitchen with integrated appliances
- Ground floor cloakroom/WC
- Two first floor bedrooms
- Modern bathroom with a three-piece white suite
- Electric room heaters and PV solar panels
- Low-maintenance courtyard-style rear garden







Floor 0



Floor 1



Approximate total area*
46.76 m²
503.33 ft²

Reduced headroom
0.25 m²
28.95 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: New Build
Nottingham City Council
Freehold

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