# Emma Terry Homes

*moving made personal*

## 30 Hopkin Court Mapperley Plains

Nottingham NG3 5SS

Offers over £159,950

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# 30 Hopkin Court Mapperley Plains, Nottingham NG3 5SS

## Offers over £159,950

Situated in a convenient and well-connected location on Mapperley Plains, this beautifully presented one-bedroom first-floor maisonette offers bright accommodation, making it an ideal first-time purchase or buy-to-let investment.

Accessed via its own private entrance, the property comprises an entrance hallway with stairs rising to the first floor, leading into a spacious open-plan living, kitchen and dining area, creating a light and sociable living space. The fitted kitchen offers ample storage and workspace, while the generous double bedroom is complemented by a well-appointed bathroom.

Externally, the property benefits from an allocated parking space conveniently located directly outside the property.

Ideally positioned within easy reach of Mapperley Top's excellent range of shops, cafés, bars and restaurants, the property is also close to Gedling Country Park, Nuffield Health Fitness & Wellbeing Centre and regular bus routes providing easy access into Nottingham City Centre. Offering low-maintenance living in a sought-after location, this fantastic maisonette is perfect for first-time buyers, professionals or investors alike.

Early viewing is highly recommended.

### ENTRANCE HALL
Entrance door to property, a central heating radiator and stairs leading into the accommodation.

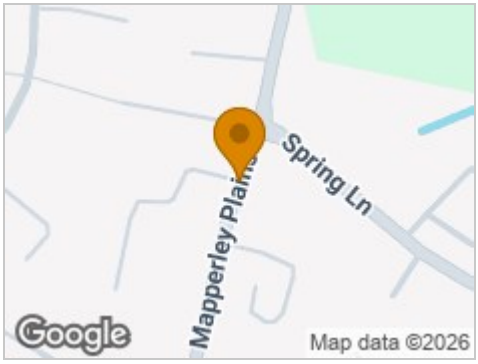
### KITCHEN
A variety of wall and base units, sink with mixer tap and drainer, built-in oven, gas hob and extractor fan, integrated fridge/freezer, integrated washer/dryer and dishwasher and UPVC double glazed window to rear.

### LOUNGE
A central heating radiator, electric fire and two UPVC double glazed windows to front.

### BEDROOM
A central heating radiator and UPVC double glazed window to front.

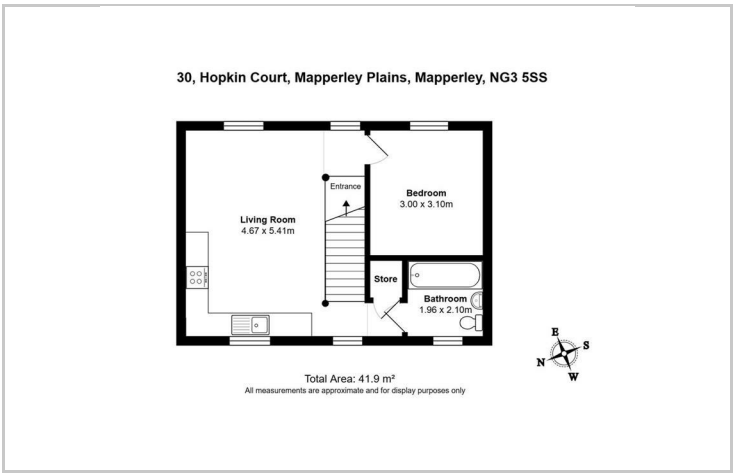
### BATHROOM
Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, a central heating radiator and UPVC double glazed obscure window to rear.

## Road Map




## Hybrid Map

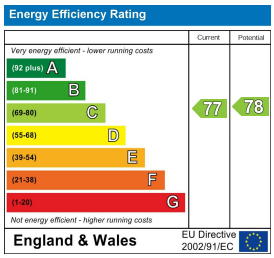
## Terrain Map




## Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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