

HoldenCopley

PREPARE TO BE MOVED

Marshall Hill Drive, Mapperley, Nottinghamshire NG3 6HW

Offers In The Region Of £275,000 - £310,000

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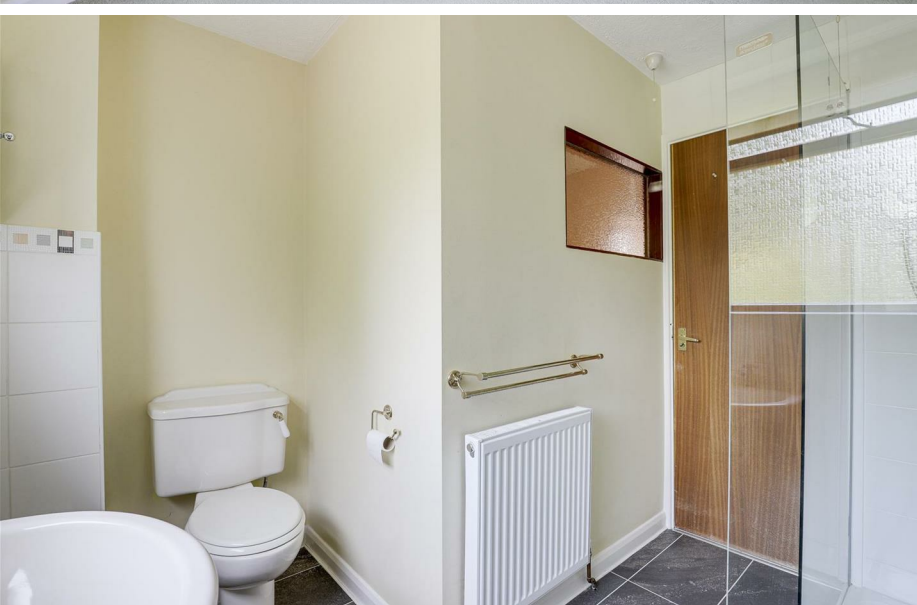


NO UPWARD CHAIN...

Offered to the market with no upward chain and situated in the sought-after location of Mapperley, this three bedroom detached property is within close proximity to a range of local amenities, including shops, excellent transport links, and top-rated school catchments. A great opportunity for modernisation, this property is a great purchase for investors or those looking to create their own family home. Internally, the ground floor offers a spacious fitted kitchen/diner, a living room with a feature fireplace, and a shower room. Upstairs, the first floor benefits from a double master bedroom with a variety of fitted furniture, a second double bedroom with a fitted wardrobe, and a third single bedroom, serviced by a three piece shower room suite. Externally, to the front of the property is a driveway providing off-street parking and a garage, meanwhile the rear offers a tiered garden with ample greenery, a lawn, and a patio seating area. This is a property with potential – ideal for investors or buyers wanting to put their own stamp on a future home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Fitted Kitchen & Space For Dining
- Two Three-Piece Shower Rooms
- Ample Fitted Storage
- Enclosed Tiered Garden
- Off-Street Parking & Garage
- Fantastic Opportunity
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'3" x 5'8" (3.75m x 1.75m)

The entrance hall has carpeted flooring and stairs, a radiator, and a single door providing access into the accommodation.

Kitchen/Diner

13'4" x 11'10" (4.07m x 3.62m)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and electric hob with a concealed extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled flooring, partially tiled walls, space for a dining table, two UPVC double-glazed windows to the rear elevation, and a single UPVC door providing side access.

Living Room

16'7" x 11'3" (5.06m x 3.45m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, and a single UPVC double-glazed window to the front elevation.

Shower Room

9'3" max x 7'0" (2.84m max x 2.14m)

The shower room has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a vertical radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

11'4" max x 6'0" (3.46m max x 1.85m)

The landing has carpeted flooring, in0built storage cupboards, a radiator, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'10" x 10'10" (3.62m x 3.31m)

The main bedroom has carpeted flooring, a range of fitted furniture including wardrobes, overhead cupboards, and a vanity table, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'5" max x 8'7" (3.50m max x 2.64m)

The second bedroom has carpeted flooring, fitted wardrobes, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'7" x 7'8" (3.54m x 2.34m)

The third bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Shower Room

8'5" max x 8'3" (2.59m max x 2.52m)

The shower room has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a radiator, an extractor fan, an internal window, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a planted area, access to the garage, access to the rear, and boundaries made up of fence panelling and brick wall.

Garage

10'4" max x 7'7" (3.16m max x 2.32m)

Rear

To the rear of the property is an enclosed tiered garden with a paved patio seating area, ample greenery a lawn, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

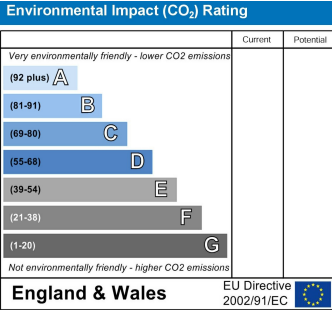
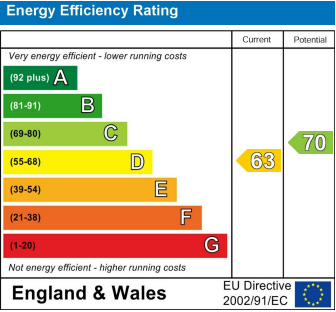
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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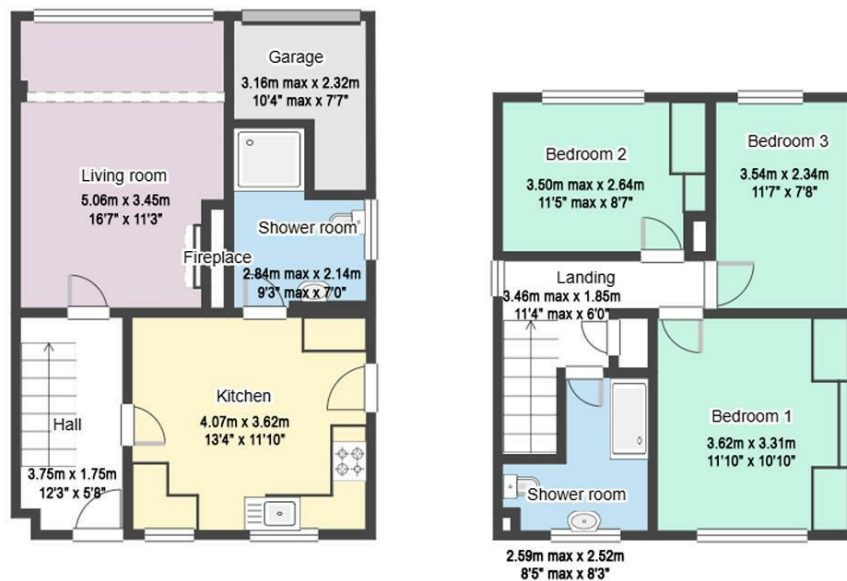
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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