



3 City View, Mapperley, NG3 6DE

£260,000

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# 3 City View Mapperley, NG3 6DE

- End town house
- Three bedrooms
- Single garage and driveway
- Hallway with downstairs toilet
- En-suite shower room
- NO UPWARD CHAIN

An immaculate three-bedroom end town house with driveway and garage, downstairs toilet, lounge diner with double doors to the decking and garden, bathroom and master en-suite. Freshly re-decorated and for sale with NO UPWARD CHAIN!!

£260,000



## Overview

City View forms part of this modern development occupying the site of the former Mapperley Hospital, offering easy access to main road links, making it a short journey to Mapperley's vibrant shopping area and direct routes into the city centre.

This immaculate townhouse offers a perfect blend of modern living and convenience and has been freshly redecorated, presenting a welcoming atmosphere for potential buyers.

Upon entering, you are greeted by a bright and airy hallway that leads to a convenient downstairs toilet, enhancing the practicality of the home. The modern breakfast kitchen is a highlight, featuring an integrated oven and hob, with the front bay window providing a lovely space for a breakfast table. The rear lounge diner is both inviting and functional, with double doors that open out onto a lovely decking area, perfect for entertaining or enjoying a quiet evening in the low-maintenance garden.

Upstairs there are three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is complemented by an en-suite shower room, ensuring comfort and privacy for the occupants.

This townhouse is an excellent opportunity for those seeking a modern home in a sought-after location, combining comfort, style, and convenience. Don't miss the chance to make this delightful property your own!

## Entrance Hall

With UPVC double-glazed front entrance door, wood laminate flooring through to the lounge diner, radiator and stairs to the first-floor landing.



## Downstairs Toilet

Consisting of a toilet and pedestal wash basin with tiled splashback, wall-mounted RCD board, radiator, grey wood effect floor covering and UPVC double-glazed front window.

## Lounge Diner

Feature marble fireplace and hearth with wooden surround. Two radiators, two ceiling light points, large under-stair cupboard, UPVC double glazed window and double doors leading out to the decking.

## Kitchen

A range of units with gloss white doors and polished granite effect worktops with an inset one-and-a-half-bowl stainless steel sink unit and drainer. Appliances consist of brushed steel trim Hotpoint electric double oven, separate four-ring induction hob and a brushed steel extractor canopy. Space and plumbing for a washing machine, wall-mounted mains gas boiler with Hive control, tiled floor, radiator and UPVC double-glazed bay window to the front.

## First Floor Landing

With loft access, airing cupboard housing the hot water cylinder and UPVC double-glazed side window.

## Bedroom 1

Built-in four-door wardrobe, separate over-stair cupboard, two UPVC double-glazed front windows, TV aerial point and door to the en-suite.

## En-suite

Consisting of a fully tiled recessed cubicle with a chrome mains shower, pedestal washed basin and dual flush toilet with matching tiled surround. Grey wood effect flooring, radiator, extractor fan and UPVC double glazed front window.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bedroom 3

UPVC double-glazed rear window and radiator.

## Bathroom

Consisting of a bath with shower attachment, pedestal wash basin and toilet with half tiled surround. Radiator, extractor fan and electric shaver point.

## Outside

To the front there is a driveway leading to a brick-built garage with an up-and-over door and adjoining the neighbouring garage. Pathway with mature borders leads to side gated access. To the rear is a full with decking with plumb slate beds leading up to a split-level lawn, with mature conifer trees and enclosed with a fenced perimeter.

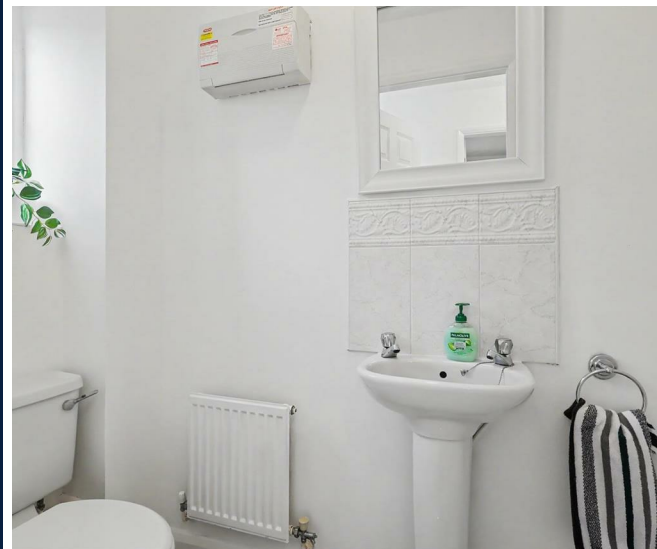
## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: cavity brick

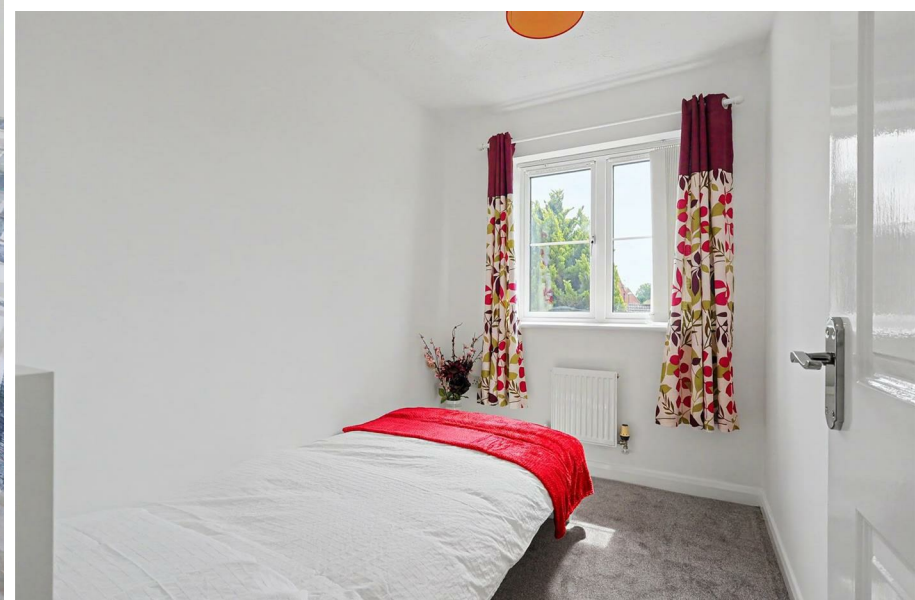
ANY RIGHTS OF WAY AFFECTING PROPERTY: no



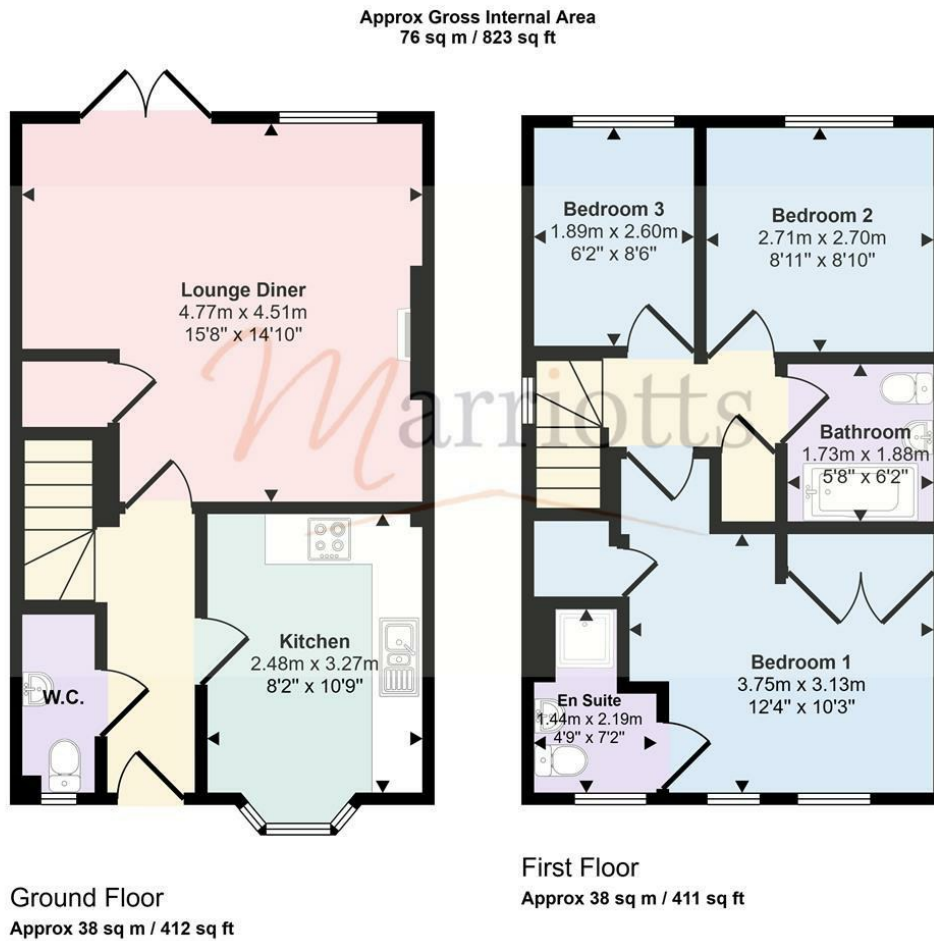




CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
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 access







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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

www.*Marriotts*.net

