



5 Coppice Grove, Mapperley, NG3 5GQ  
£180,000



Marriotts



# 5 Coppice Grove Mapperley, NG3 5GQ

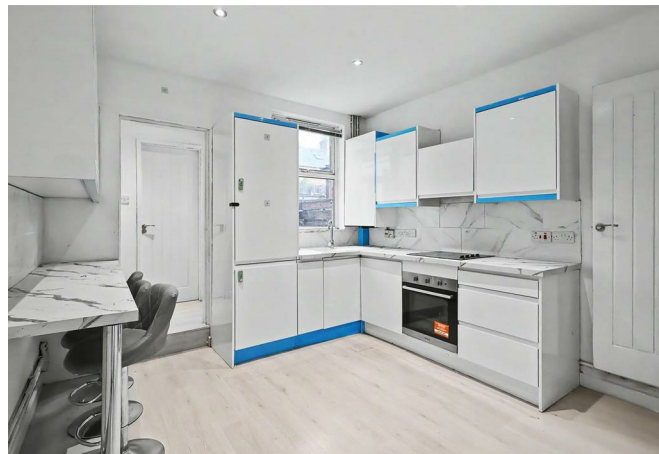
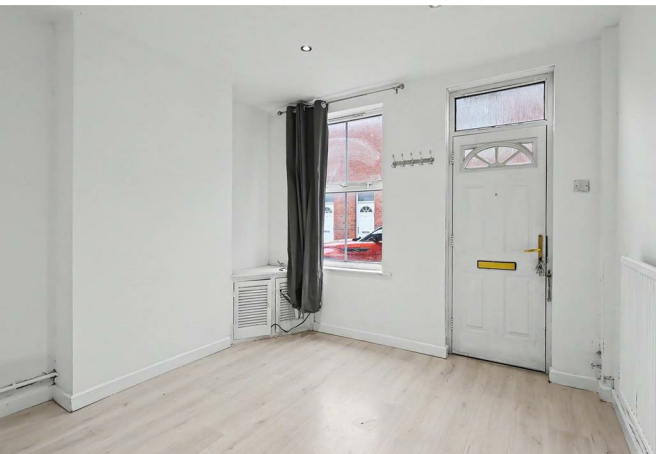
- For sale with No Upward Chain!
- Mid-terraced home with two double bedrooms
- Enclosed, low-maintenance rear garden
- Recently refurbished and redecorated throughout
- Front lounge, spacious rear dining kitchen and ground-floor bathroom
- Convenient for Sherwood and Mapperley high streets. Regular public transport links to Nottingham City Centre

Offered for sale with no upward chain, this mid-terraced home is situated in a quiet cul-de-sac just off Woodborough Road, offering a peaceful setting with excellent access to local amenities.

Refurbished and recently redecorated, the property has been thoughtfully improved throughout by the current owners, creating a fresh, modern and welcoming home that is ready to move into.

The ground floor accommodation comprises a front lounge, leading through to a spacious dining kitchen, providing plenty of room for everyday dining and entertaining. There is also a ground-floor bathroom. Upstairs are two well-proportioned double bedrooms, both benefiting from the property's recent improvements and neutral décor. Outside, the property enjoys an enclosed, low-maintenance rear garden.

Conveniently positioned close to local shops and amenities, the property is also within easy reach of the popular Sherwood and Mapperley high streets, offering an excellent selection of shops, cafés, bars and restaurants. Regular public transport services provide convenient access to Nottingham City Centre.



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## Lounge

From the street a front door leads into the lounge, which has laminate flooring, front UPVC double glazed window, radiator and a low cupboard housing the gas meter.

## Kitchen Diner

Recently refitted high gloss white kitchen units, with worktop and tile splashback. Integrated appliances include a tall fridge freezer, washing machine, electric oven & hob with extractor hood above. There is a breakfast bar, central heating boiler within a fitted cupboard, ceramic sink & drainer with mixer tap, rear UPVC double glazed window and radiator.

There is also a full height understairs cupboard with the RCD board and the electric meter.

## Rear Entrance Lobby

Loft access, worktop & storage space, laminate floor. Door to the bathroom and door to the rear garden.

## Bathroom

Recently refitted with a 3-piece suite of toilet with dual flush, vanity wash hand basin with mixer tap and 2 draws under, bath with shower attachment to the mixer taps and glass shower screen. The room is fully tiled, has a side UPVC double glazed window, extractor fan, radiator and vinyl floor.

## First Floor Landing

The stairs and landing are fitted with laminate flooring, doors lead to both bedrooms and there is a loft hatch to the main roof space.

## Bedroom 1

Rear UPVC double glazed window, laminate floor, radiator, airing cupboard housing the hot water cylinder and over stair cupboard.

## Bedroom 2

Front UPVC double glazed window, laminate floor and radiator

## Outside

The rear garden is fully enclosed and has low maintenance faux grass. A gate opens to the shared pedestrian footpath.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared footpath to the rear

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: No

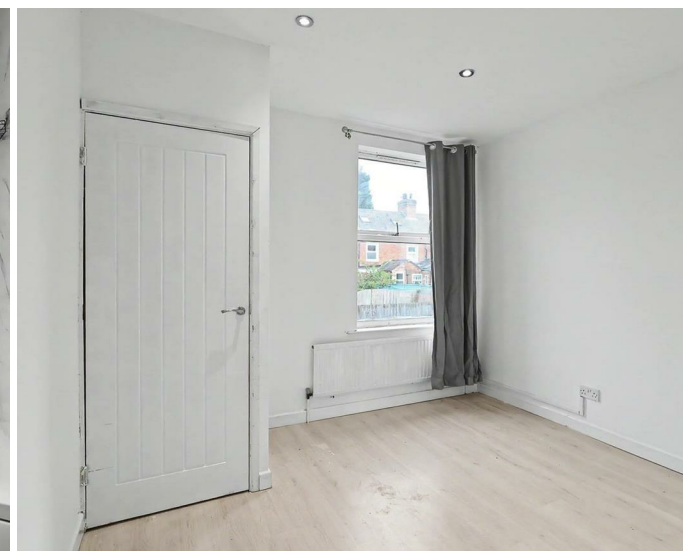
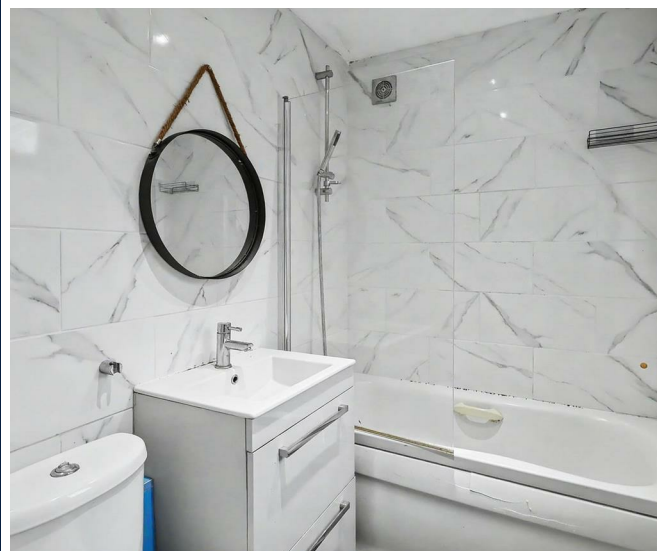
LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-on

MAINS ELECTRICITY PROVIDER: E-on

MAINS WATER PROVIDER: Severn Trent



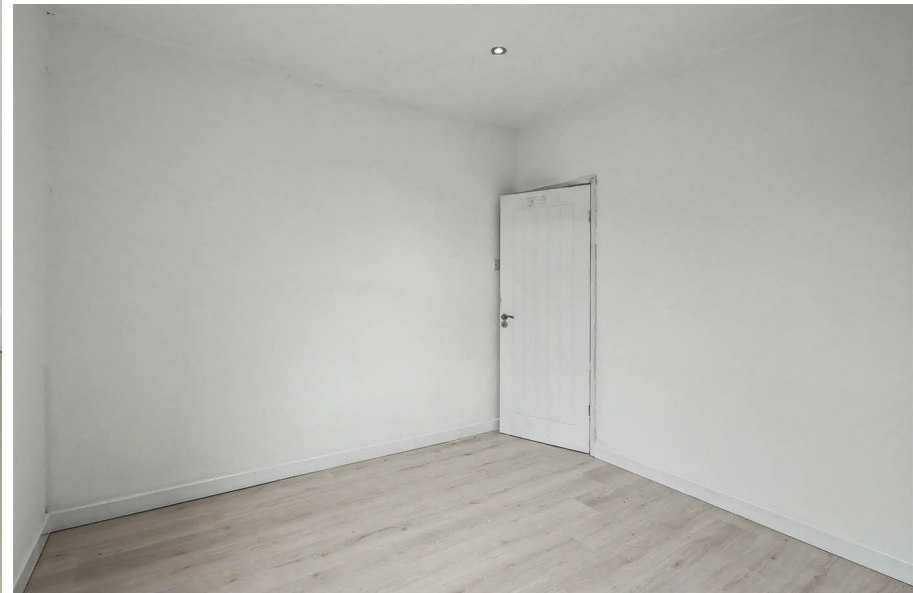




MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level access to  
front and rear

#### OTHER INFORMATION:

**\*\***The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





Approx Gross Internal Area  
53 sq m / 573 sq ft



Ground Floor  
Approx 29 sq m / 307 sq ft

First Floor  
Approx 25 sq m / 265 sq ft

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.

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>90</b> |
| (69-80) <b>C</b>                            | <b>71</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<br>2002/91/EC |           |



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

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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