

123 Hilton Road, Mapperley, NG3 6AR

Price Guide £240,000

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Marriotts



123 Hilton Road
Mapperley, NG3 6AR

- Extended four-bedroom semi-detached house
- Spacious through lounge diner, side conservatory and fitted kitchen
- Good-sized rear garden
- NO UPWARD CHAIN
- Ground floor bathroom with Four bedrooms and a sparate cloakroom/WC to the first floor
- Walking distance to Mapperley's shops, cafés, bars and restaurants

Extended 4 bedroom semi-detached house in popular Mapperley - NO UPWARD CHAIN

Situated in a popular residential road and within walking distance of Mapperley's vibrant shopping area, this extended four-bedroom semi-detached home offers spacious and versatile accommodation and a generous rear garden. Early viewing is highly recommended to appreciate the space, potential and convenient location this family home has to offer.





Price Guide £240,000



Overview

The property provides an excellent opportunity for families and buyers looking for a well-proportioned home in a convenient and sought-after location.
The ground floor accommodation comprises an entrance hallway leading into a spacious through lounge diner, providing plenty of room for both relaxing and entertaining. There is also a side conservatory, a fitted kitchen and a downstairs bathroom.

To the first floor are four bedrooms, offering flexibility for growing families, guests or those requiring a home office, together with a separate cloakroom/WC.
Outside, the property benefits from a good-sized rear garden, offering plenty of potential for outdoor entertaining, family activities or further landscaping.

Ideally positioned within easy walking distance of Mapperley's thriving shopping area, with its excellent selection of independent shops, supermarkets, cafés, bars and restaurants. The property also enjoys convenient access to nearby green spaces, regular public transport services and Nottingham city centre.

Entrance Hall

With UPVC double-glazed front door, meter cupboard housing the RCD board , laminate flooring, stairs to the first-floor landing with under-stair cupboard with light and glazed panel doors to both the dining room and kitchen.

Dining Room
With laminate flooring continuing through to the lounge, radiator and UPVC double glazed sliding patio door through to the conservatory. Double doors lead through to the lounge.

Lounge
With UPVC double-glazed bay window, radiator and marble fireplace and hearth.

Kitchen
Several wall and base units with worktops and inset one-and-a-half bowl sink unit and drainer with provisions for a gas cooker and plumbing for a washing machine. Radiator, vinyl floor covering, two UPVC double glazed side windows, door to the rear entrance porch and UPVC double glazed double doors through to the conservatory.

Conservatory
Being UPVC double glazed with glass roof and fitted window and roof blinds, laminate effect floor covering, two wall light points, power points, radiator and sliding patio door to the rear garden.

Rear Entrance Hall
UPVC double glazed side door and door to the bathroom.

Bathroom
Consisting of a bath with glass screen and electric shower, dual flush toilet and washbasin with vanity base cupboard. Laminate effect floor covering, extractor fan, radiator and UPVC double glazed rear window.

First Floor Landing
There are two parts to the landing, with the main area having loft access, UPVC double-glazed side window and access to three bedrooms. The rear landing area has a radiator, cupboard housing the Worcester Bosch combination gas boiler and doors to both the cloakroom WC and bedroom four.

Bedroom 1
Two built-in double wardrobes with overhead storage and central bed space. UPVC double glazed rear window, radiator and loft access.

Bedroom 2
UPVC double glazed front window and radiator.

Bedroom 3
UPVC double glazed rear window and radiator.

Bedroom 4
UPVC double glazed rear window and radiator.

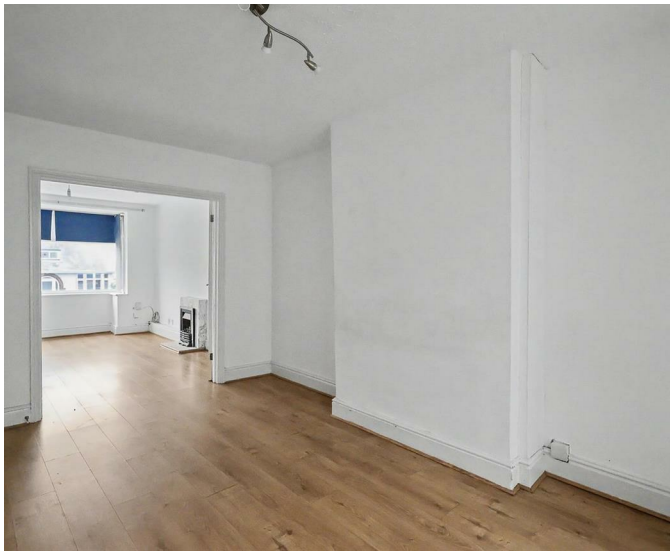
Cloakroom/wc
With dual flush toilet and pedestal washbasin with tiled splashback.

Outside
With an enclosed front garden and side access leading to the rear. To the rear, there is full-width block paving with steps leading up to a block paved patio/seating area, along with a outside cold water tap. Good size lawn with plant and shrubs borders.

Material Information











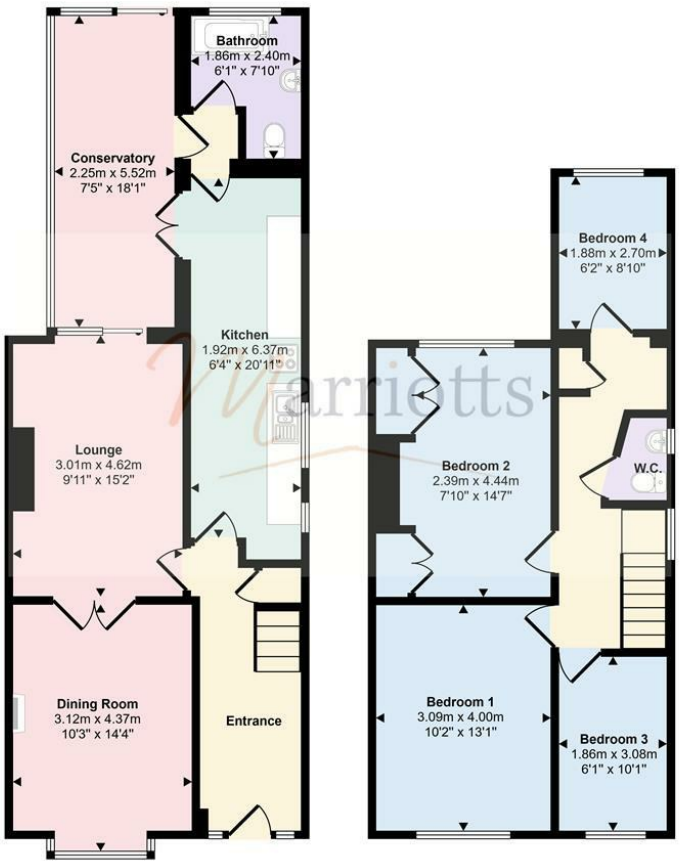
TENURE: Freehold
COUNCIL TAX: Gedling - Band C
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: Japanese Knotweed: The vendor has advised that Japanese knotweed has been identified at the end of the rear garden boundary . A professional herbicide management plan is currently underway with a PCA-accredited specialist, backed by a 5-year insurance-backed guarantee from the date of the completion statement. Full survey and treatment documentation is available for inspection via the agent.
LOCATION OF BOILER: Landing cupboard
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: 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: Steps to the front and rear.
OTHER INFORMATION: Please note some photographs in this advert have been enhanced with virtual furniture for demonstration purposes.







Approx Gross Internal Area
119 sq m / 1280 sq ft

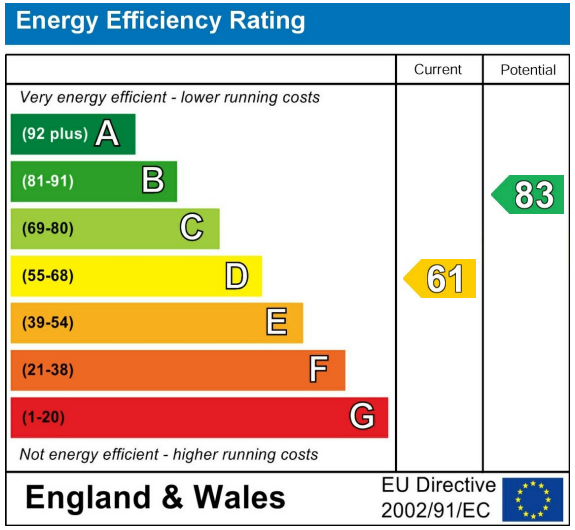


Ground Floor
Approx 69 sq m / 748 sq ft

First Floor
Approx 50 sq m / 533 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.







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

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