



11 Hickling Road, Mapperley, NG3 6GU

£280,000

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# 11 Hickling Road Mapperley, NG3 6GU

- Three double bedrooms
- Modern bathroom + rain shower
- Re-roofed around 2000
- Lounge & dining room
- Great sized rear garden
- NO UPWARD CHAIN

**NO UPWARD CHAIN!** A lovely traditional semi-detached house in a popular location just off Porchester Road, just a short distance from Mapperley's thriving shopping area! Side entrance hall, two reception rooms and a spacious kitchen on the ground floor, with three double bedrooms and modern bathroom with rain shower on the first floor. The property is in great condition throughout and with the benefit of being re-roofed around 2000 and a new combination boiler installed in 2018. Fantastic size family garden with viewing strongly advised!



£280,000



## Entrance Hall

Double-glazed composite side entrance door, stairs to the first floor landing with an under-stair cupboard, radiator and glazed panelled doors to both the lounge and dining room.

## Lounge

UPVC double-glazed bay window to the front with fitted window seat/cupboards which house the smart electric meter. Feature cast iron log effect gas fire with timber mantle and wall light points either side of the chimney breast.

## Dining Room

Marble fireplace and hearth with a coal-effect gas fire and wooden surround, radiator, UPVC double glazed rear window and opening through to the kitchen.

## Kitchen

A range of wall and base units with granite effect worktops and a contrasting one and a half bowl sink unit and drainer. Electric cooker point, plumbing for a washing machine, tiled floor, UPVC double-glazed sliding patio door to the rear, UPVC double-glazed window and door to the side and wall-mounted Worcester Greenstar combination gas boiler installed in 2018.

## First Floor Landing

With LED downlights, loft access with ladder into a boarded roof space with electric.

## Bedroom 1

UPVC double-glazed window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator,

## Bedroom 3

UPVC double glazed rear window and radiator.

## Bathroom

With grey wood-effect floor covering and LED downlights with sensor. The suite consists of a bath with full-height tiling, glass screen, fixed head rain shower and separate mixer. Wash basin with vanity drawers and traditional tiled splashback, dual flush toilet, chrome ladder towel rail and UPVC double-glazed side window.

## Outside

To the front of the property, there is off-street parking for a single vehicle, with a side path that leads to the side entrance door, and gated access leading to the rear. To the rear is a block paved courtyard with LED flood light and outside tap. Stone retaining wall and steps lead up to the lawn. The lawn has a side gravel area and a block paved path leading to a large gravelled area with established shrubs, large garden shed and enclosed with a majority fenced perimeter.

## Material Information



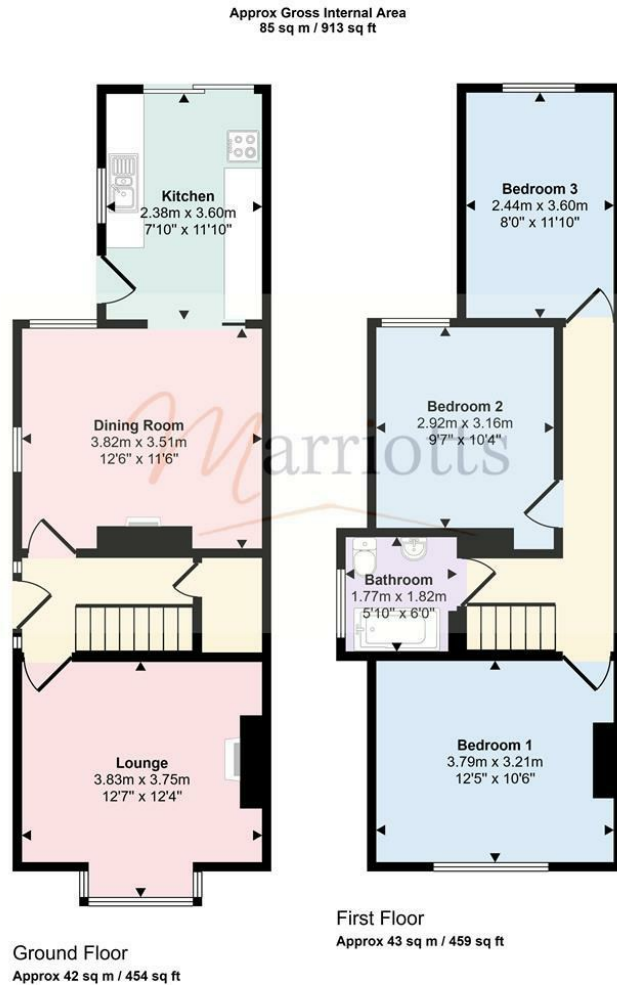




TENURE: Freehold  
COUNCIL TAX: Gedling Borough - Band B  
PROPERTY CONSTRUCTION: solid brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen  
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: 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







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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



**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.
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