

HoldenCopley

PREPARE TO BE MOVED

Penarth Gardens, Mapperley, Nottinghamshire NG5 4EG

Guide Price £300,000 - £325,000

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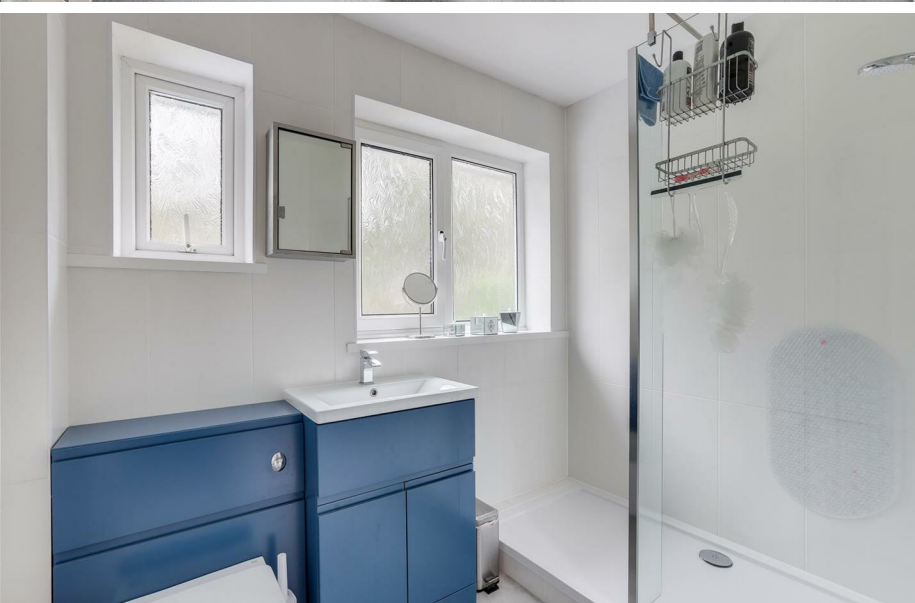
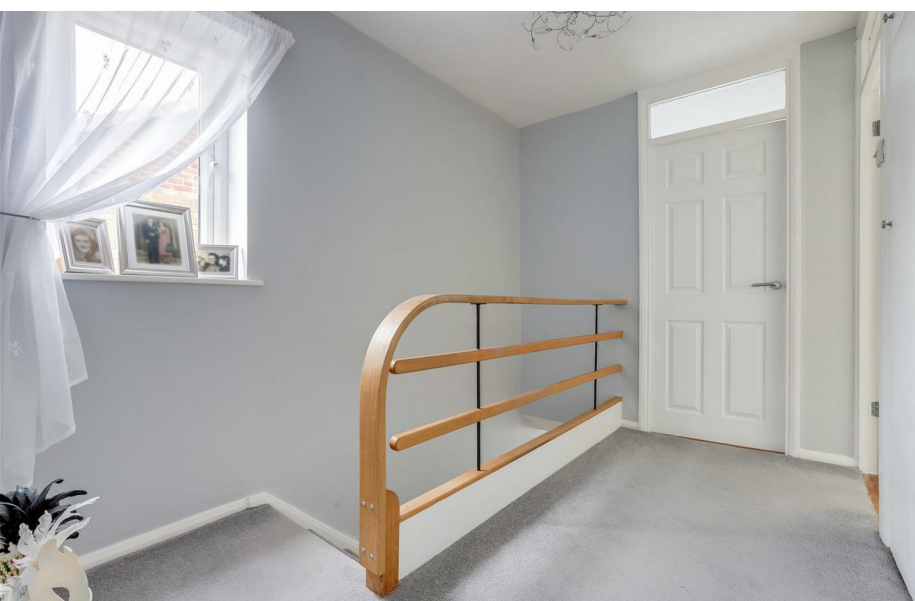
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POPULAR LOCATION...

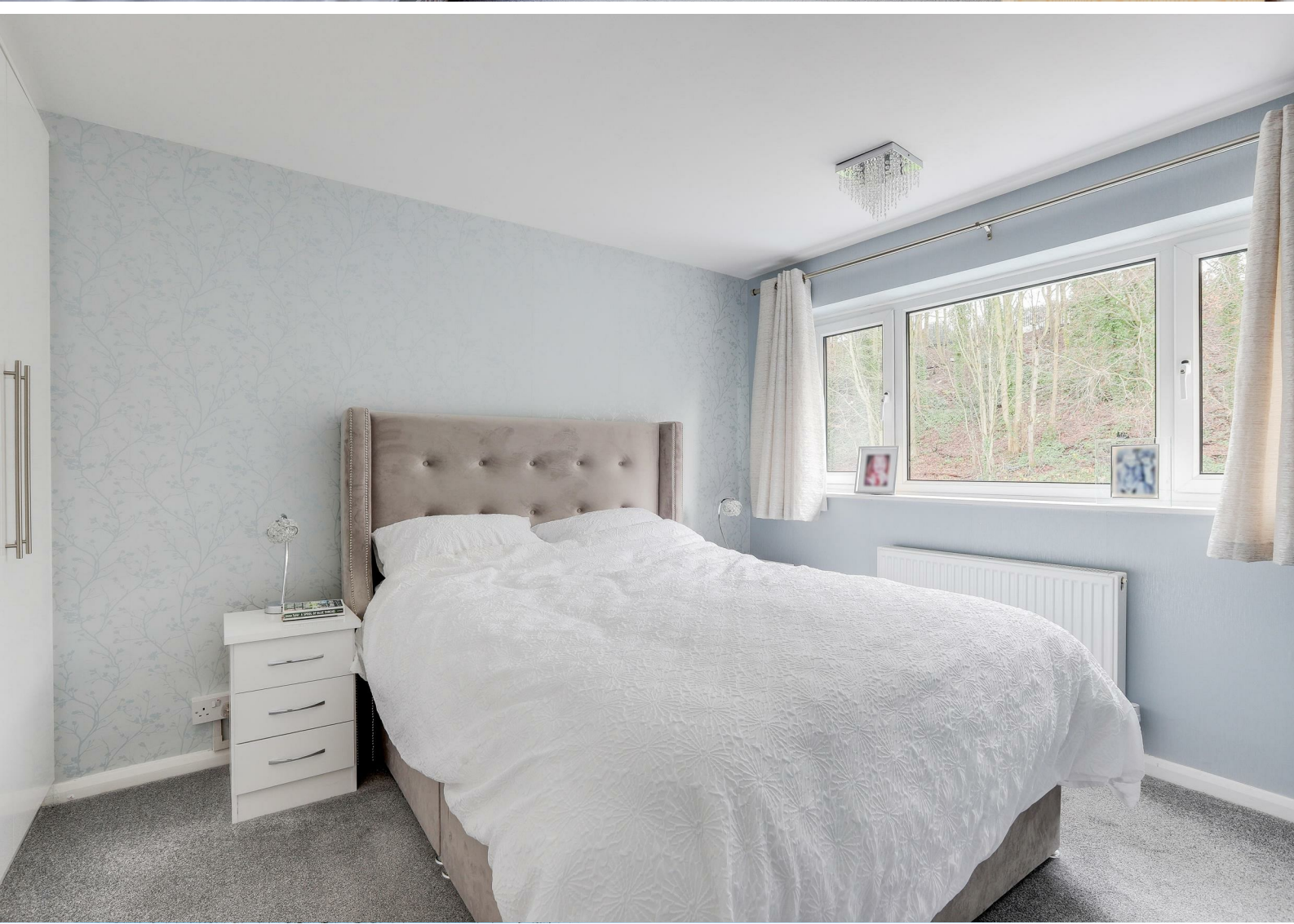
This three-bedroom semi-detached house is set in a well-regarded location, offering convenient access to a selection of schools, local shops, and excellent bus routes into the city centre. Perfect for a growing family, the property provides generous and versatile living space throughout, also benefitting from solar panels. On the ground floor, an inviting entrance hall leads into the bright and airy living room, featuring a bow-fronted window that fills the space with natural light. From here, you can move seamlessly into the spacious fitted kitchen diner, complete with a breakfast bar and plenty of room for family dining. The kitchen also opens onto a conservatory, creating a lovely flow into the rear garden. Practicality is key, with the kitchen providing access to a utility room, a convenient shower room, and the garage. Upstairs, there are three well-proportioned bedrooms and a modern three-piece shower room, offering comfortable accommodation for family life. Externally, the property benefits from a lawned front garden and a driveway leading to the garage. At the rear, the enclosed garden provides a private and versatile outdoor space, featuring a block-paved patio, a lawn, a variety of planted shrubs and bushes, secure fencing, and gated access. This home effortlessly combines practicality with comfort, making it an ideal choice for families seeking a spacious and welcoming residence in a sought-after area.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Rooms
- Fitted Kitchen Diner & Utility Room
- Conservatory
- Three-Piece Shower Room - Ground Floor Shower Room
- Garage & Driveway
- Solar Panels
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20*6" x 5*11" (max) (6.25m x 1.81m (max))
The entrance hall has a UPVC double glazed obscure windows to the front and side elevations, wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, an in-built cupboard, and a composite door providing access into the accommodation.

Living Room

15*9" x 12*4" (max) (4.81m x 3.78m (max))
The living room has a UPVC double glazed bow window to the front elevation, a TV point, a feature fireplace, coving to the ceiling, a radiator, and carpeted flooring.

Kitchen/Diner

18*7" x 8*11" (max) (5.67m x 2.73m (max))
The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, an under-mounted sink and half with a swan neck mixer tap, two integrated ovens, an induction hob, an integrated dishwasher, a radiator, space for a dining table, recessed spotlights, vinyl flooring, a UPVC double glazed window to the rear elevation, and open access into the conservatory and utility room.

Conservatory

11*5" x 10*7" (max) (3.49m x 3.23m (max))
The conservatory has vinyl flooring, a UPVC double glazed surround, and French doors opening to the rear garden.

Utility Room

9*1" x 6*9" (max) (2.79m x 2.07m (max))
The utility room has fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden, and access into the garage.

Garage

20*1" x 11*7" (max) (6.13m x 3.54m (max))
The garage has lighting, electrics, access into the utility room, and an up-and-over door opening out to the driveway.

Shower Room

8*11" x 2*11" (2.74m x 0.90m)
The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin with a tiled splashback, a shower enclosure with a wall-mounted shower fixture, a radiator, and tiled flooring.

FIRST FLOOR

Landing

10*2" x 7*8" (max) (3.11m x 2.34m (max))
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, access into the lift, and access to the first floor accommodation.

Bedroom One

11*9" x 11*9" (max) (3.60m x 3.59m (max))
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bedroom Two

10*9" x 10*10" (max) (3.30m x 3.31m (max))
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Three

8*10" x 6*9" (2.70m x 2.07m)
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Shower Room

7*6" x 5*5" (2.31m x 1.66m)
The shower room has two UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a driveway with access into the garage.

Rear

To the rear of the property is an enclosed garden with a block paved patio area, a lawn, various planted shrubs and bushes, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B
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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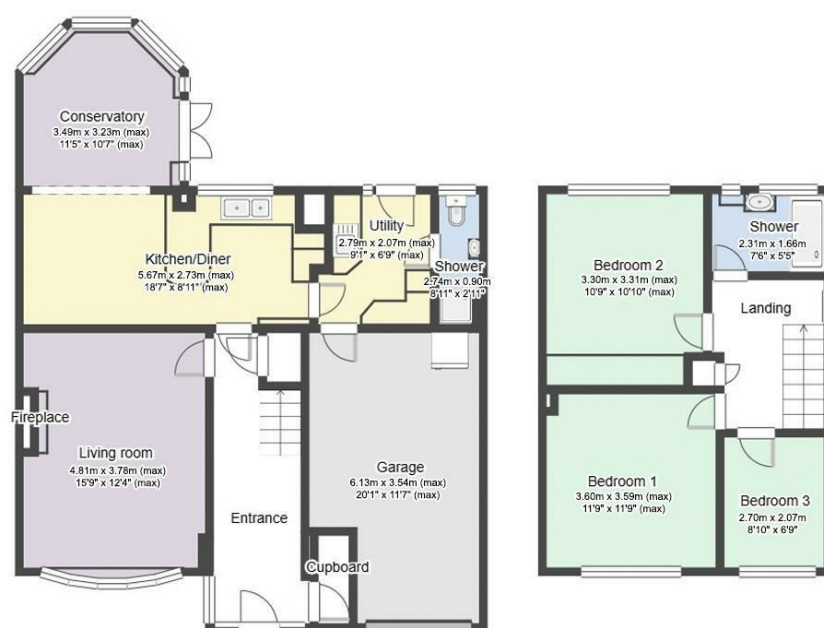
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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