

# HoldenCopley

PREPARE TO BE MOVED

Florence Road, Mapperley, Nottinghamshire NG3 6LJ

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Guide Price £180,000



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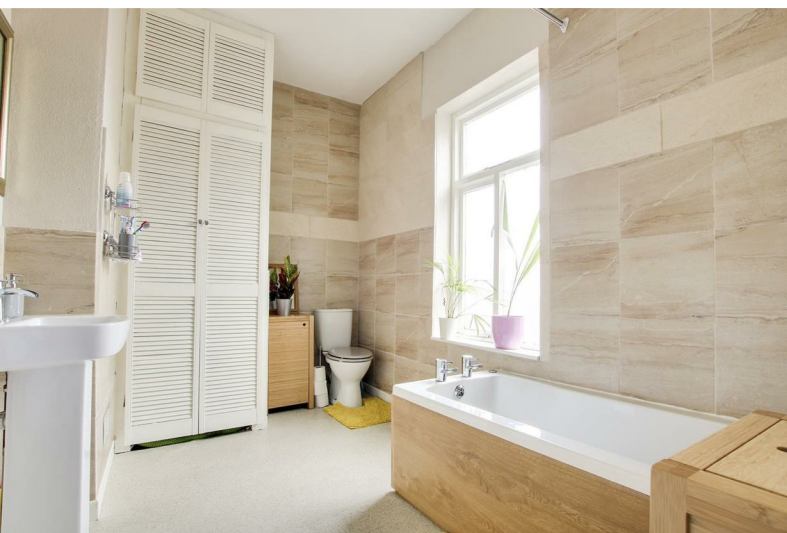


GUIDE PRICE £180,000 - £190,000

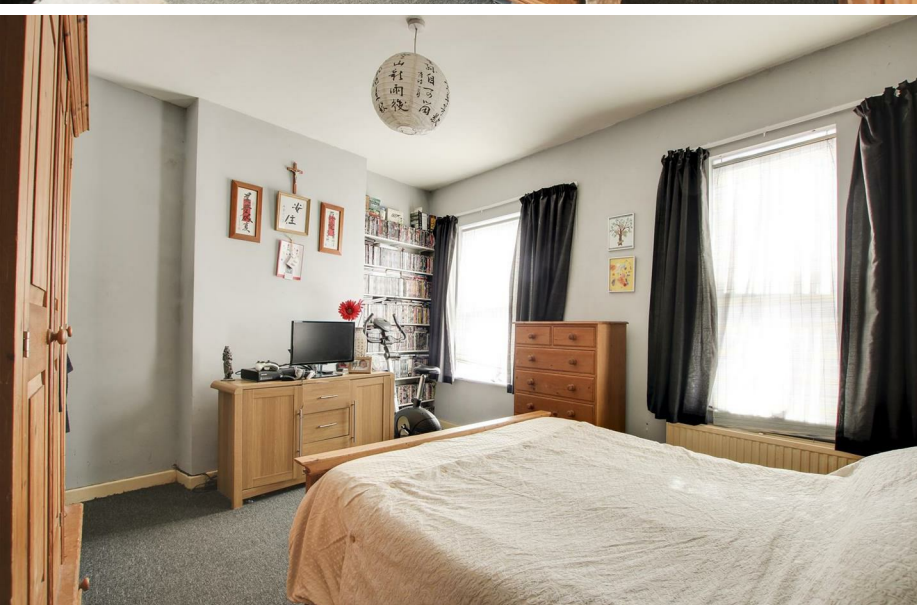
### IDEAL FIRST HOME...

This end terrace two bedroom property would be ideal for any first time buyers as it is excellently presented throughout and benefits from having spacious accommodation. Situated in the popular location of Mapperley, which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, two spacious reception rooms and a kitchen with a separate utility room. To the first floor of the property are two bedrooms serviced by a three piece family suite. Outside to the front of the property is the availability for on street parking, to the rear of the property is a private low maintenance garden with a decked patio area.

MUST BE VIEWED







- End Terrace
- Two Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Three Piece Bathroom Suite
- On Street Parking
- Low Maintenance Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Hallway

15'8" x 9'10" (4.8 x 3.0)

The hallway has carpeted flooring, a radiator, a wall mounted electrical switchboard and provides access into the accommodation

Living Room

14'9" x 11'9" (4.5 x 3.6)

The living room has carpeted flooring, a feature fireplace with a decorative mantelpiece and a hearth, wall mounted light fixtures, wall mounted heaters, a TV point and UPVC double glazed windows to the front elevation

Dining Room

14'1" x 12'9" (4.3 x 3.9)

The dining room has carpeted flooring, a TV point, a radiator, a feature fireplace and a UPVC double glazed window to the rear elevation

Kitchen

12'1" x 7'6" (3.7 x 2.3)

The kitchen has laminate flooring, a range of fitted base and wall units with rolled edge countertops, a stainless steel sink and a half with a drainer and mixer taps, a freestanding cooker with an integrated extractor hood, partially tiled walls, space for a freestanding fridge freezer and a UPVC double glazed window to the side elevation

Utility Room

5'6" x 6'10" (1.7 x 2.1)

The utility room has carpeted flooring, a fitted countertop, a radiator, space and plumbing for a washing machine and a tumble dryer and a door to access the rear of the property

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

16'0" x 15'1" (4.9 x 4.6)

The main bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the front elevation

Bedroom Two

9'6" x 10'2" (2.9 x 3.1)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'6" x 12'5" (2.3 x 3.8)

The bathroom has laminate flooring, a low level flush WC, a

pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, partially tiled walls, a radiator, an in-built cupboard and a wood framed window to the side elevation

OUTSIDE

Front

To the front of the property is a low maintenance brick walled garden

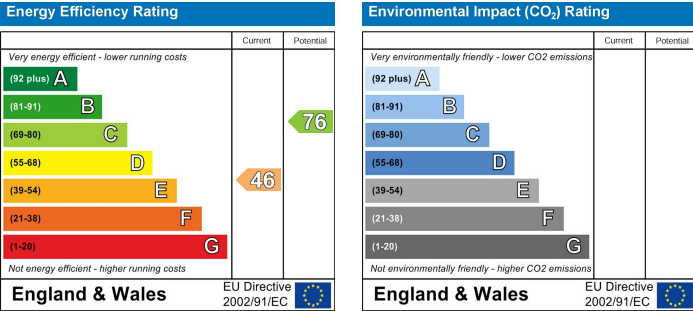
Rear

To the rear of the property is a private low maintenance garden with a decked patio area, various plants and shrubs, a brick built outhouse, panelled fencing and courtesy lighting

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**527.43 Sq Ft - 49 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**998.89 Sq Ft - 92.8 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**471.46 Sq Ft - 43.8 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**998.89 Sq Ft - 92.8 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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