

# HoldenCopley

PREPARE TO BE MOVED

Fernleigh Avenue, Mapperley, Nottinghamshire NG3 6FL

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Guide Price £250,000 - £270,000

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NO UPWARD CHAIN!

This three bedroom detached property is coming to the market with no upward chain and offers a wealth of space and potential making it an ideal property for any family buyers. Situated in the highly sought after 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 are two reception rooms, an additional sun room, a kitchen and a fully tiled wet room, the first floor carries three bedrooms serviced by a three piece family bathroom. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a private enclosed garden with paved patio areas and various plants.

MUST BE VIEWED







- Detached Property
- Three Bedrooms
- Two Reception Rooms & Sun Room
- Family Bathroom & Wet Room
- Plenty of Potential
- Off Road Parking
- Spacious Rear Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has tiled effect flooring, a radiator, an under stairs cupboard, carpeted stairs and provides access into the accommodation

Living Room

14'9" x 12'9" (4.5 x 3.9)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative mantelpiece and a hearth, a radiator, a TV point and a UPVC double glazed bay window to the front elevation

Kitchen

9'10" x 12'9" (3.0 x 3.9)

The kitchen has tiled effect flooring, a range of fitted base and wall units with fitted countertops, a sink and a half with a mixer tap and a drainer, space for a freestanding oven, space and plumbing for a washing machine, partially tiled walls, a radiator and is open to the family room

Family Room

13'1" x 17'4" (4.0 x 5.3)

The family room has carpeted flooring, exposed beams to the ceiling, a radiator, wall mounted light fixtures, UPVC double glazed windows to the rear of the property and UPVC double glazed windows to both side elevations

Wet Room

5'10" x 6'2" (1.8 x 1.9)

The wet room has a low level flush WC, a wash basin with stainless steel mixer taps, a wall mounted shower fixture, fully tiled walls, a heated towel rail, an extractor fan and a UPVC double glazed window to the rear elevation

Sun Room

12'9" x 12'5" (3.9 x 3.8)

The sun room has tiled effect flooring, two UPVC double glazed sliding doors to the rear of the property, UPVC double glazed sliding doors to the front elevation, a sink with a stainless steel mixer tap, an in-built cupboard and internal windows to the front and side elevations

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed obscure window to the side elevation and provides access to the first floor accommodation

Master Bedroom

13'5" x 11'5" (4.1 x 3.5)

The main bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

10'5" x 9'6" (3.2 x 2.9)

The second bedroom has carpeted flooring, a range of fitted wardrobes with mirrored sliding doors, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

9'6" x 7'2" (2.9 x 2.2)

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

Bathroom

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

The bathroom has vinyl flooring, a low level flush WC, a pedestal wash basin, a shower enclosure with a wall mounted shower fixture, partially tiled walls, a wall mounted shower fixture, a radiator and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking, various plants and gated access to the rear of the property

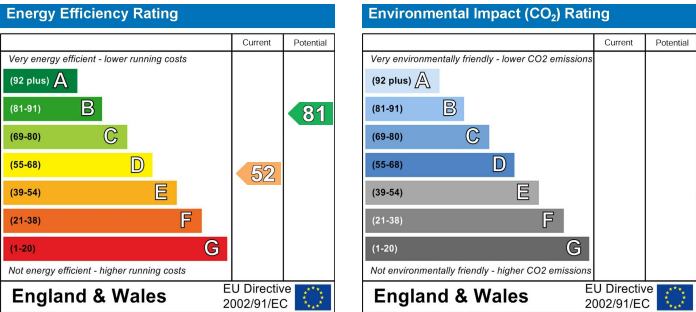
Rear

To the rear of the property is a private enclosed garden with a paved patio areas, a garden shed, a feature wooden bridge, various plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

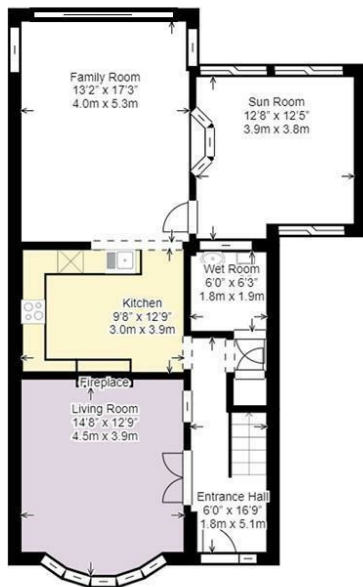
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Approx. Gross Internal Area of the Ground floor:  
**813.64 Sq Ft - 75.59 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1232.04 Sq Ft - 114.46 Sq M**

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:  
**418.39 Sq Ft - 38.87 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1232.04 Sq Ft - 114.46 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**sales@holdencopley.co.uk**

**www.holdencopley.co.uk**

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