

# HoldenCopley

PREPARE TO BE MOVED

Birkland Avenue, Mapperley, Nottinghamshire NG3 5LA

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Guide Price £265,000 - £300,000



Birkland Avenue, Mapperley, Nottinghamshire NG3 5LA





GUIDE PRICE: £265,000 - £285,000

## SOUGHT AFTER LOCATION

This two bedroom detached bungalow would make the perfect purchase for someone who is looking to downsize or lose the stairs. The property is situated in a very sought after location, just a short walk to Mapperley Top hosting a range of shops, eateries and excellent bus links into the city centre.

Internally, the accommodation comprises of three reception rooms, a contemporary style kitchen, a utility room, two good sized bedrooms and a modern bathroom.

Outside to the front of the property is a driveway providing ample off road parking with access to the garage and to the rear is a private, west facing rear garden resulting in plenty of sun exposure!

## MUST BE VIEWED

\*360° VIRTUAL TOUR AVAILABLE\*







- Detached Bungalow
- Two Bedrooms
- Three Reception Rooms
- Kitchen & Utility
- Modern Bathroom
- South Facing Garden
- Driveway & Garage
- Well Presented Throughout
- Must Be Viewed
- 360° Virtual Tour Available











Bathroom

8'7" x 4'11" (2.64 x 1.50)

The bathroom has a low level flush WC, a hand wash basin, a rolled top bath with an overhead shower, LED spotlights on the ceiling, a radiator, wooden flooring and a double glazed window

ACCOMMODATION

Entrance Hall

The entrance hall provides access into the accommodation

Dining Room

13'3" x 8'7" (4.04 x 2.63)

The dining room has a radiator, coving to the ceiling and wooden flooring

Cloakroom

6'1" x 2'7" (1.87 x 0.80)

The cloakroom has built in storage, wooden flooring and a double glazed window

Office

7'10" x 4'10" (2.41 x 1.48)

The office has built in storage cupboards, a loft hatch, a radiator, wooden flooring and a double glazed window

Living Room

16'11" x 12'0" (5.16 x 3.67)

The living room has a cast iron feature fireplace with a tiled hearth, an aerial point, two radiators, wooden flooring, coving to the ceiling, double glazed windows and french doors leading to the rear garden

Kitchen

12'10" x 9'10" (3.92 x 3.02)

The kitchen has a range of wood effect base and wall units, a ceramic sink with stainless steel mixer taps, space for a range cooker, an extractor fan, space for a tall fridge freezer, space and plumbing for a dishwasher, space for a dining table, part tiled walls, two radiators, wooden flooring, coving to the ceiling, a double glazed window and access into the back porch

Back Porch

The back porch has a range of double glazed windows, tiled flooring and a door leading to the front garden

Utility Room

4'11" x 4'2" (1.51 x 1.28)

The utility room has space and plumbing for a washing machine, tiled flooring and houses the boiler

Master Bedroom

13'1" x 12'0" (3.99 x 3.67)

The main bedroom has a radiator, wooden flooring, coving to the ceiling and a double glazed window

Bedroom Two

9'11" x 7'11" (3.03 x 2.42)

The second bedroom has a radiator, wooden flooring, coving to the ceiling and a double glazed window

OUTSIDE

Front

To the front of the property is a lawn, a range of plants and shrubs and a driveway providing off road parking with access to the garage

Garage

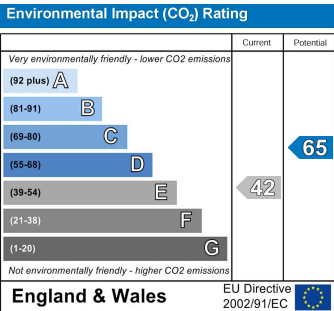
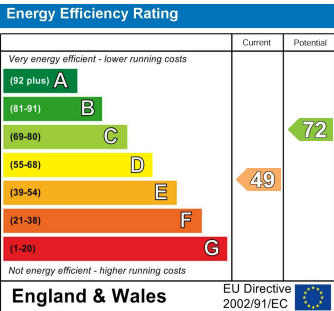
Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area and a range of plants and shrubs

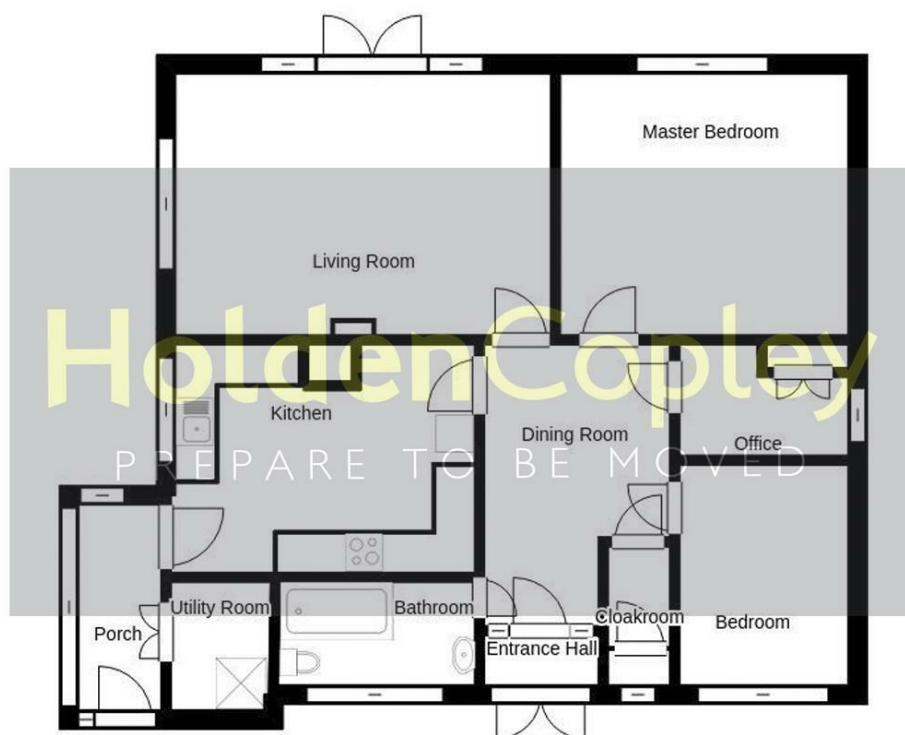
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