

HoldenCopley

PREPARE TO BE MOVED

Hallam Road, Mapperley, Nottinghamshire NG3 6JB

Asking Price £110,000 - £115,000

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NO UPWARD CHAIN...

This two bedroom first floor maisonette is being sold to the market with no upward chain and would be the perfect purchase for any first time buyers or investors alike. The property benefits from plenty of space throughout and is situated in a prime location within reach of local amenities, excellent transport links into the City Centre and great schools. Externally there are stairs leading to the first floor accommodation where there is an entrance hall, a spacious living room, a kitchen and two double bedrooms serviced by the three piece bathroom suite. Along with access to a large, useful fully boarded loft space.

Outside to the front of the property is access to a driveway, garage and a communal pathway leading to the garden. To the rear is a south facing, low maintenance garden.

MUST BE VIEWED





- Maisonette
- Two Bedrooms
- Spacious Living Room
- Modern Kitchen
- Garage
- Enclosed Garden
- Popular Location
- Close To Local Amenities
- Leasehold
- Must Be Viewed





FIRST FLOOR

Entrance Hall

9'2" x 2'11" (2.8 x 0.9)

The entrance hall has carpeted flooring, a wall mounted radiator, access to a boarded loft and access into the accommodation

Living Room

15'8" x 11'1" (4.8 x 3.4)

The living room has carpeted flooring, a wall mounted radiator, a feature fireplace with a decorative surround, a TV point and UPVC double glazed windows

Kitchen

8'10" x 6'2" (2.7 x 1.9)

The kitchen has floor to ceiling tiles, a range of fitted wall and base units with rolled edge work tops, a stainless steel sink with mixer taps and a drainer, an oven with a gas hob and extractor hood, a washing machine and UPVC double glazed windows

Master Bedroom

11'1" x 7'10" (3.4 x 2.4)

The master bedroom has carpeted flooring, a wall mounted radiator, a TV point and a UPVC double glazed window

Bedroom Two

9'2" x 7'6" (2.8 x 2.3)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window

Bathroom

6'2" x 6'2" (1.9 x 1.9)

The bathroom has floor to ceiling tiles, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted electric shower and a UPVC double glazed window

SECOND FLOOR

Loft Space

5'6" x 4'11" (1.7 x 1.5)

The loft space has carpeted flooring, an in-built cupboard and provides access to the loft space

Loft Room

10'5" x 8'10" (3.2 x 2.7)

The loft room has carpeted flooring and a single glazed window with a timber frame

Loft Room Two

8'2" x 3'7" (2.5 x 1.1)

The second room has carpeted flooring and eaves storage

OUTSIDE

Garage

16'3" x 8'9" (4.97 x 2.69)

The garage is located to the front of the property and has electrics/lighting

Front

To the front of the property is a driveway, garage and a shared pathway leading to the rear garden

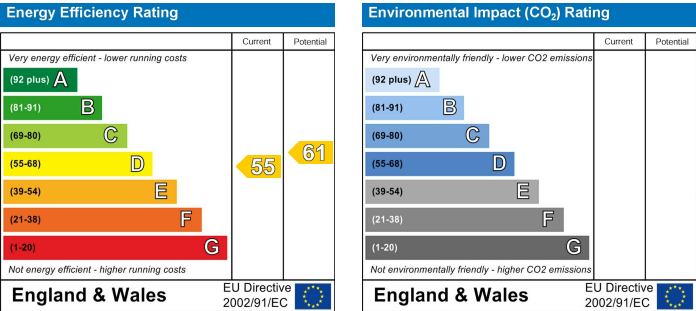
Rear

To the rear is a low maintenance garden, a patio area, panelled fencing and gated access

Disclaimer

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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.



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Hallams Court: 1st floor

Hallams Court: 2nd floor



Approx. Gross Internal Area of the 1st floor:
456.61 Sq Ft - 42.42 Sq M
Approx. Gross Internal Area of the Entire Property:
623.45 Sq Ft - 57.92 Sq M

Approx. Gross Internal Area of the 2nd floor:
166.84 Sq Ft - 15.5 Sq M
Approx. Gross Internal Area of the Entire Property:
623.45 Sq Ft - 57.92 Sq M

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