

# HoldenCopley

PREPARE TO BE MOVED

Digby Avenue, Mapperley, Nottinghamshire NG3 6DY

---

£240,000

Digby Avenue, Mapperley, Nottinghamshire NG3 6DY





## LOCATION, LOCATION, LOCATION

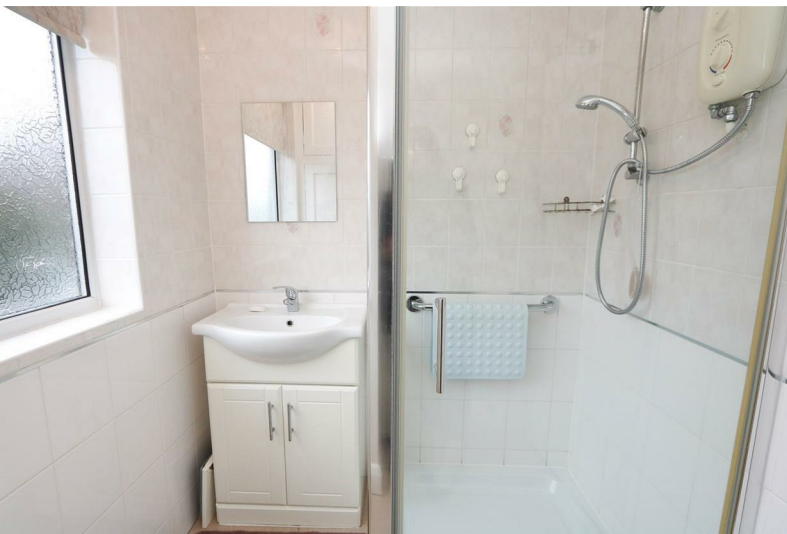
This traditional detached family home is in a sought after location and will make a fantastic home with a little bit of updating and TLC.

The house will be perfect for any family buyer as it sits within with good school catchments.

To the ground floor there is an entrance hallway, two receptions along with a fitted kitchen and downstairs WC. The first floor has three bedrooms serviced by a modern shower room.

Outside there is ample parking to the front and to the rear there is a private enclosed garden and a garage.

## NO UPWARD CHAIN







- Traditional Detached
- Three Bedrooms
- Entrance Hallway
- Two Receptions
- Fitted Kitchen
- Shower Room
- Garage and Parking
- Sought After Location
- Lots Of Potential
- No Upward Chain











## ACCOMMODATION

### Hallway

The hall has a radiator and provides access to the accommodation

### WC

This space has a low level flush WC, hand basin and a double glazed window

### Dining Room

12'5" x 11'1" (3.80 x 3.40)

The dining room has a double glazed bay window, a radiator and a electric fire with feature surround

### Lounge

13'5" x 11'1" (4.10 x 3.40)

The lounge has a double glazed window, a radiator, TV point and an electric fire

### Kitchen

10'9" x 6'10" (3.30 x 2.10)

The kitchen has a range of base and wall units, a stainless steel sink and a half with drainer and mixer taps, space and plumbing for a washing machine, space for a fridge, an integrated oven, gas hob, two double glazed windows and a UPVC door leading to the garden

### First Floor:

#### Landing

The landing has a double glazed window and provides access to the first floor accommodation

#### Master Bedroom

13'5" x 11'1" (4.10 x 3.40)

The main bedroom has a double glazed bay window and a radiator

#### Bedroom Two

12'5" x 11'1" (3.80 x 3.40)

This bedroom has a double glazed window, a radiator and a storage cupboard

#### Bedroom Three

8'6" x 6'10" (2.60 x 2.10)

The third bedroom has a double glazed window and a radiator

#### Shower Room

6'10" x 5'2" (2.10 x 1.60)

This room has a shower enclosure, hand basin with storage, built in storage, a radiator and a double glazed window

## WC

This space has a low level flush WC, tiled walls and a double glazed window

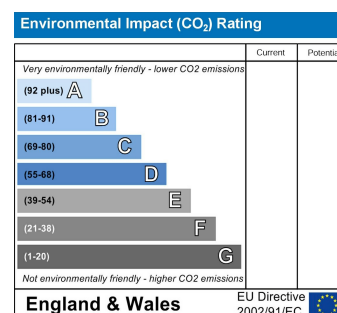
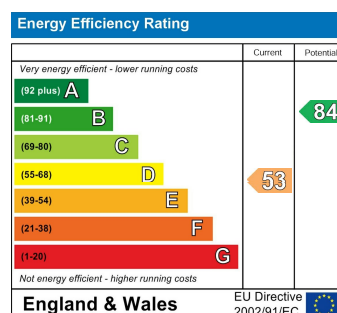
### Outside:

#### Front

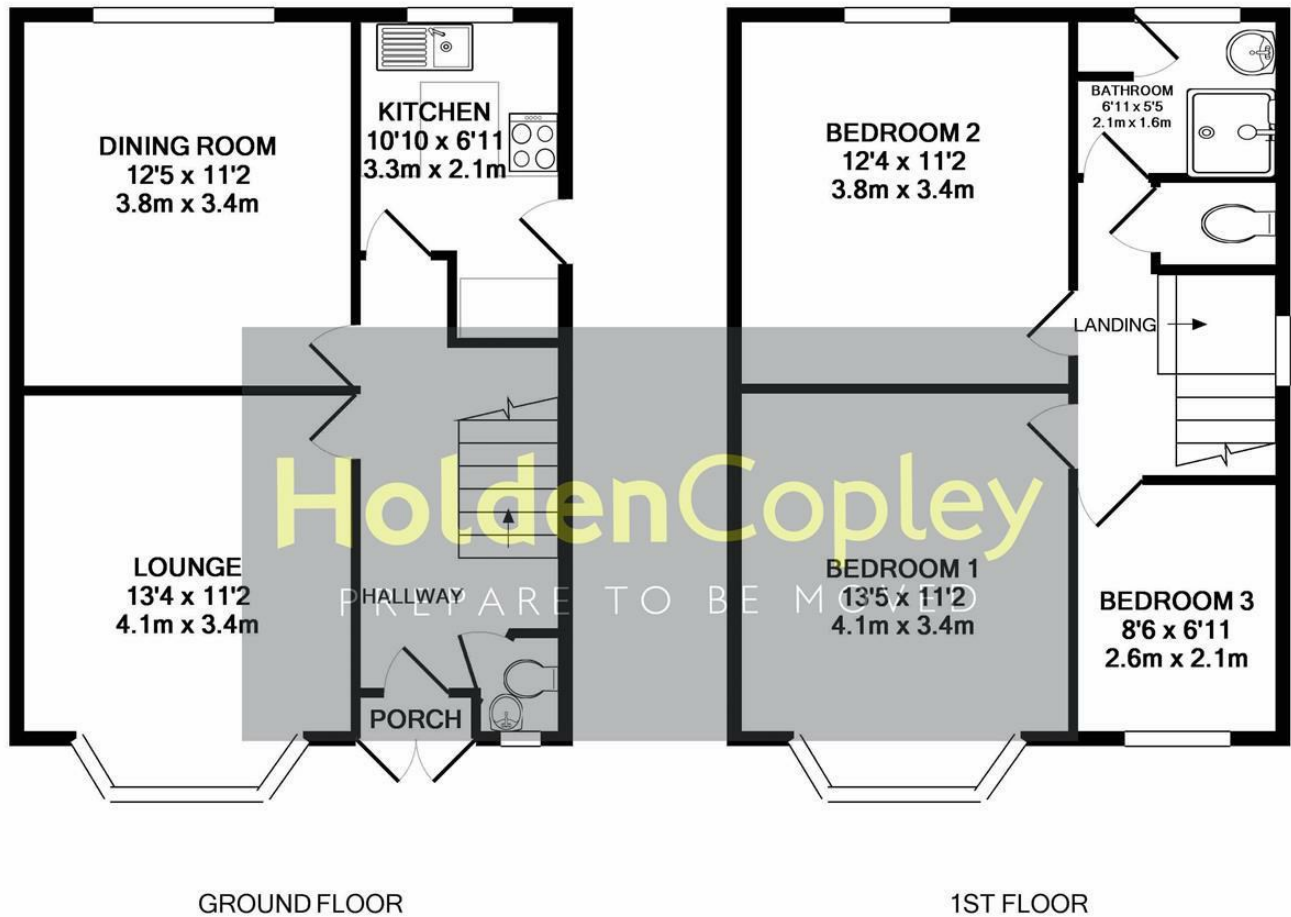
To the front of the property there is a driveway proving ample off-street parking, a lawned garden and a range of plants and shrubs

#### Rear

To the rear of the property there is a private enclosed garden with a lawned area, a garage and a range of plants and shrubs



Digby Avenue, Mapperley, Nottinghamshire NG3 6DY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)