

# HoldenCopley

PREPARE TO BE MOVED

Kent Road, Mapperley, Nottinghamshire NG3 6BG

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Guide Price £250,000 - £270,000



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GUIDE PRICE £250,000 - £260,000

IDEAL FOR FIRST TIME BUYERS...

This semi-detached would be ideal for any first time buyers or those looking to start a family, it is excellently presented throughout allowing the new buyers to drop off their bags and move straight into! 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 a spacious living room and a modern kitchen diner with a separate utility/WC. The first floor of the property carries three spacious double bedrooms serviced by a bathroom with a separate WC. 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 a lawn and various patioed areas.

MUST BE VIEWED







- Semi-Detached
- Three Double Bedrooms
- Spacious Kitchen Diner
- Lounge
- Bathroom & Separate WC
- Off Road Parking
- Private Rear Garden
- Well Presented
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'10" x 13'1" (1.8 x 4.0)

The entrance hall has laminate flooring, a radiator, carpeted stairs and provides access into the accommodation

Living Room

12'1" x 14'9" (3.7 x 4.5)

The living room has carpeted flooring, a feature fireplace with a log burner, a TV point, a radiator and UPVC double glazed windows to the front and rear elevations

Kitchen Diner

10'2" x 21'11" (3.1 x 6.7)

The kitchen diner has laminate flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, an integrated dishwasher, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for a dining table, a radiator, recessed spotlights, UPVC double glazed windows to the front and rear elevations and a UPVC door to access the side of the property

Utility Room

5'10" x 5'6" (1.8 x 1.7)

The utility has tiled effect flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a radiator, a wall mounted boiler, an extractor fan, an in-built cupboard and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a loft hatch and provides access to the first floor accommodation

Bedroom One

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

The main bedroom has carpeted flooring, an original cast iron fireplace with a mantelpiece, a radiator and UPVC double glazed windows to the front and rear elevations

Bedroom Two

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

The second bedroom has carpeted flooring, an original cast iron fireplace with a mantelpiece, a radiator and a UPVC double glazed box bay window to the front elevation

Bedroom Three

9'2" x 12'1" (2.8 x 3.7)

The third bedroom has carpeted flooring, a radiator and UPVC double glazed windows to the rear and side elevations

Bathroom

4'3" x 7'2" (1.3 x 2.2)

This space has tiled flooring, a wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, fully tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the front elevation

WC

5'6" x 2'11" (1.7 x 0.9)

This space has tiled flooring, a low level flush WC, a corner wash basin, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a garden with various plants and a driveway to provide off road parking

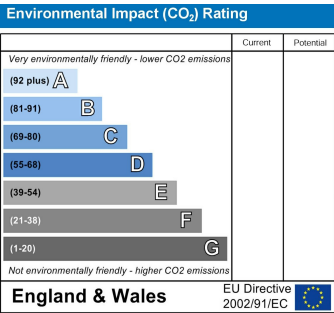
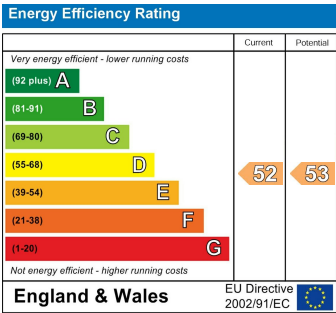
Rear

To the rear of the property is a private enclosed garden with a lawn, various plants and shrubs, a brick built pond, a decked patio area, an outdoor tap and a hedged border

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**491.91 Sq Ft - 45.7 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**963.69 Sq Ft - 89.53 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:  
**471.78 Sq Ft - 43.83 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**963.69 Sq Ft - 89.53 Sq M**

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