

# HoldenCopley

PREPARE TO BE MOVED

Magdala Road, Mapperley Park, Nottinghamshire NG3 5DF

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Guide Price £295,000 - £325,000



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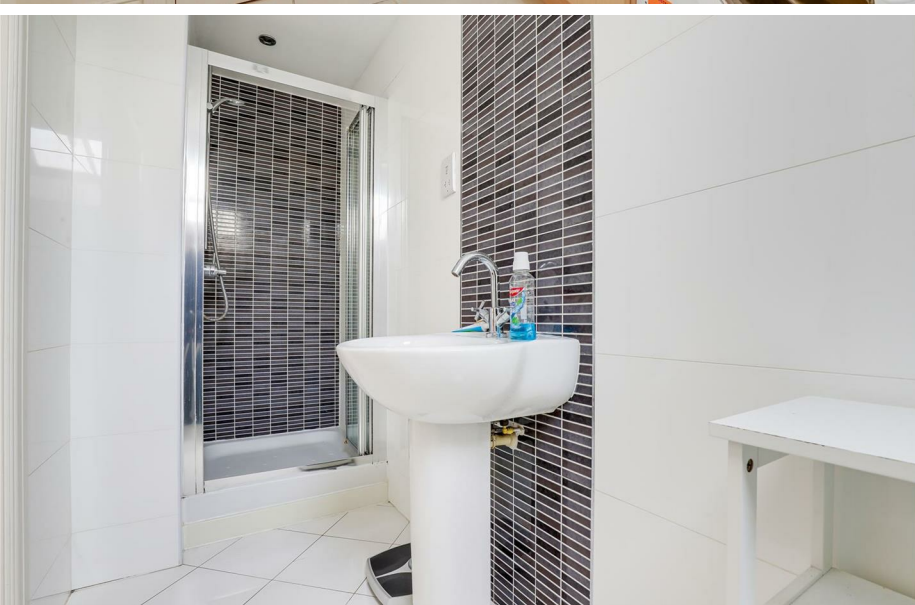
NO UPWARD CHAIN...

We are thrilled to present to the market this three-storey end-terraced house, offering a remarkable opportunity for a new homeowner. What sets this property apart is the absence of any upward chain, ensuring a smooth and hassle-free transition into your dream home. Situated within reach of various local amenities, regular transport links and easy access into Nottingham City Centre. As you enter the residence on the ground floor, you are greeted by a welcoming entrance hall leading you to a spacious living room. This versatile space can easily double as a bedroom if desired, providing flexibility to accommodate your unique lifestyle. Additionally, there is a convenient W/C on this level, ensuring the utmost convenience for you and your guests. Descending to the lower level, you will find a generously sized family room that provides the ideal setting for relaxation and entertainment. Adjacent to the family room is a well-appointed kitchen, complete with ample storage, making meal preparation a joy. The lower level also boasts a utility room and another W/C, adding to the practicality of this property. Ascending to the first floor, you will discover two double bedrooms, one of which features an en-suite, providing a private oasis for the master of the house. The three-piece bathroom suite on this level ensures that all your personal grooming needs are met. Outside, this property offers even more advantages with an integral garage, ensuring ample parking and secure storage for your vehicles and belongings. The low-maintenance garden adds to the appeal of this home, providing a tranquil outdoor space for relaxation and leisure.

MUST BE VIEWED







- End-Terraced House
- Two/Three Bedrooms
- Spacious Family Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite, En-Suite & Two W/Cs
- Private Enclosed Garden
- Integral Garage
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3\*0" x 18\*7" (0.92m x 5.67m)

The entrance hall has wooden flooring, carpeted stairs, an in-built storage cupboard, internal access to the garage, recessed spotlights and a single door providing access into the accommodation

Living Room/Bedroom Three

15\*2" x 11\*7" (4.64m x 3.55m)

The living room/bedroom three has carpeted flooring, a radiator and three sash windows

W/C

3\*1" x 5\*6" (0.94m x 1.70m)

This space has a low-level dual flush W/C, a wall-mounted wash basin with tiled splashback, a radiator and wooden flooring

LOWER LEVEL

Hall

6\*7" x (2.01m x )

The hall has tiled flooring, carpeted stairs, an in-built storage cupboard and a radiator

Kitchen

15\*9" x 8\*2" (4.81m x 2.51m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor hood, an integrated dishwasher, space for a dining table, a radiator, tiled splashback, tiled flooring and is open plan to the family room

Family Room

15\*3" x 14\*6" (4.65m x 4.43m)

The family room has wooden flooring, a TV point, a radiator, recessed spotlights, a sash window and double doors providing access to the rear garden

Utility Room

6\*4" x 4\*9" (1.95m x 1.46m)

The utility room has a fitted base units with a worktop, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, a radiator and tiled flooring

W/C

2\*11" x 6\*4" (0.90m x 1.94m)

This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback, a radiator, tiled flooring and recessed spotlights

FIRST FLOOR

Landing

3\*1" x 9\*3" (0.96m x 2.83m)

The landing has carpeted flooring, two in-built storage cupboards, a radiator, recessed spotlights and provides access to the loft and first floor accommodation

Master Bedroom

10\*11" x 12\*9" (3.34m x 3.90m)

The master bedroom has carpeted flooring, two fitted wardrobes, access to the en-suite, a radiator and two sash windows

En-Suite

11\*10" x 3\*10" (3.63m x 1.17m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, tiled walls, tiled flooring, recessed spotlights and a Velux window

Bedroom Two

15\*1" x 8\*3" (4.61m x 2.54m)

The second bedroom has carpeted flooring, a radiator and two sash windows

Bathroom

8\*3" x 6\*5" (2.52m x 1.98m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a radiator, tiled walls, tiled flooring, recessed spotlights and a Velux window

OUTSIDE

Front

To the front of the property there is access to the integral garage providing ample off-road parking

Garage

18\*10" x 8\*5" (5.75m x 2.59m)

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a range of mature plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

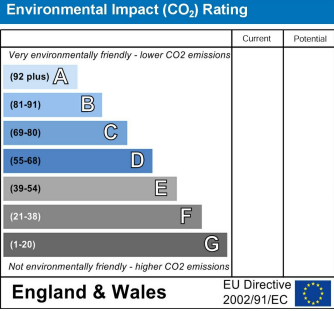
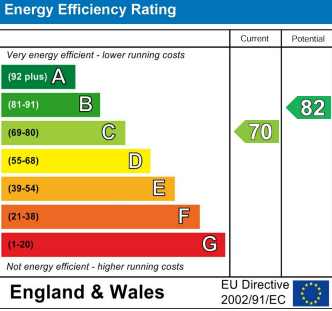
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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