

HoldenCopley

PREPARE TO BE MOVED

Ransom Road, Mapperley, Nottinghamshire NG3 5HJ

Guide Price £170,000 - £180,000

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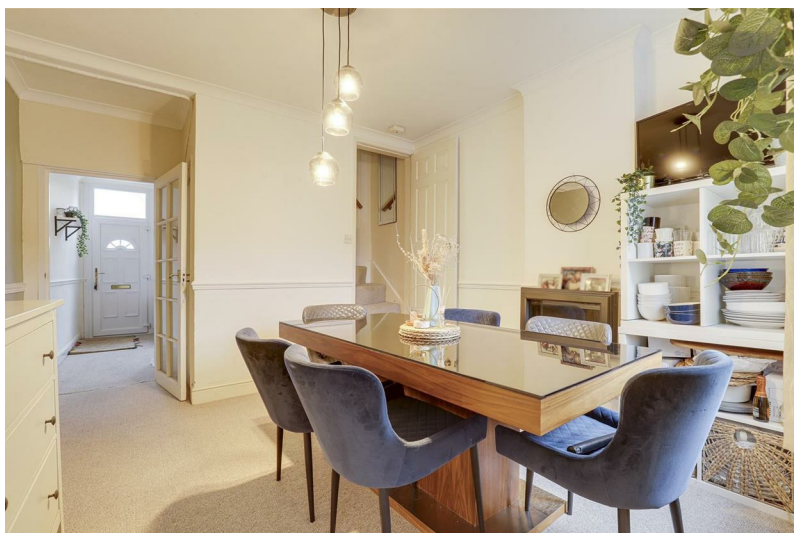


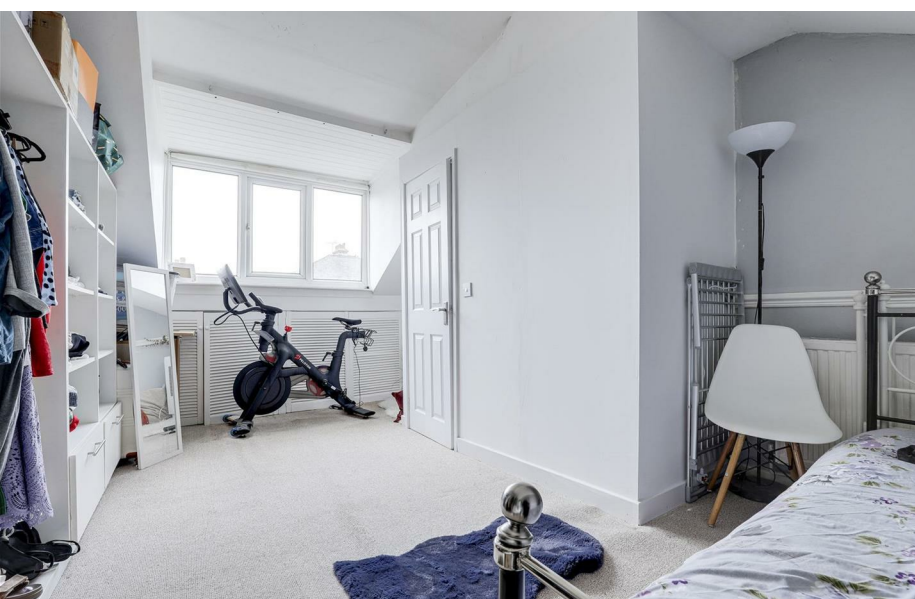
GUIDE PRICE £170,000 - £180,000

POPULAR LOCATION...

This three-bedroom property offers generously proportioned accommodation across three floors, making it an excellent choice for first-time buyers or growing families. Conveniently located close to Nottingham City Centre, the home is within easy reach of local shops, excellent transport links, and a wide range of amenities, combining both comfort and practicality. On the ground floor, you'll find a welcoming living room and a kitchen that benefits from open access to the dining area, creating a bright and airy space for everyday living. The kitchen also provides direct access to the rear garden, ideal for outdoor dining or relaxing in the open air. The first floor houses two bedrooms and a modern three-piece bathroom suite, while the second floor features a spacious double bedroom, offering a private retreat. Outside, the property features a courtyard to the front and convenient on-street parking. At the rear, there is south-facing enclosed, low-maintenance garden with a patio seating area, a sturdy brick wall boundary, and access to a brick-built outbuilding, providing additional storage or potential workspace.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

10'11" x 11'4" (3.35m x 3.47m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a ceiling rose, a dado rail, carpeted flooring, and a UPVC door proving access into the accommodation.

Dining Room

11'4" x 11'5" (3.47m x 3.48m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a dado rail, and carpeted flooring.

Kitchen

9'4" x 5'7" (2.87m x 1.72m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, s UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Bedroom Two

11'0" x 11'5" (3.36m x 3.48m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

5'5" x 11'9" (1.66m x 3.60m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

8'2" x 5'7" (2.50m x 1.71m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Bedroom One

17'8" x 10'3" (5.39m x 3.14m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a courtyard, and on street parking.

Rear

To the rear of the property is an enclosed low-maintenance garden with a patio seating area, a bricked wall boundary, and access to the brick built outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

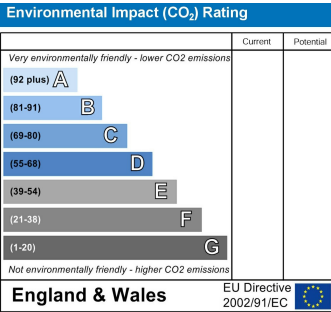
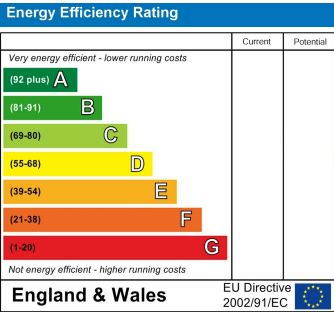
The vendor has advised the following:

Property Tenure is Freehold

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Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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This floorplan is for illustrative purposes only.

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