

HoldenCopley

PREPARE TO BE MOVED

Gretton Road, Mapperley, Nottinghamshire NG3 5JT

Guide Price £340,000 -

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GUIDE PRICE £340,000 - £360,000

LOCATION LOCATION LOCATION...

This deceptively spacious and beautifully presented three-bedroom semi-detached house is perfect for those looking to move straight in. Situated in a sought-after location, it is conveniently close to various local amenities, including Gedling Country Park, shops, excellent transport links and top-rated school catchments. The property features a cellar in the basement, providing additional storage space. The ground floor welcomes you with an inviting entrance hall, leading to two generous reception rooms and a fitted kitchen diner, ideal for family gatherings and entertaining. On the first floor, you will find three well-appointed bedrooms, a modern three-piece bathroom suite and access to a partially boarded loft. The front of the property offers on-street parking for permit holders, while the rear boasts a large garden complete with a lawn, a patio area, decking and a luxurious hot tub, perfect for relaxation and outdoor enjoyment. This home is a true gem, offering ample space and stylish living in a prime location.

MUST BE VIEWED





- Semi Detached House
- Two Reception Rooms
- Modern Kitchen Diner
- Three Piece Bathroom Suite
- Cellar
- Large Private Rear Garden
- Original Features Throughout
- Close To Local Amenities
- Popular Location
- Must Be Viewed





BASEMENT

Cellar
19'10" x 15'9" (max) (6.07m x 4.81m (max))
The cellar has lighting and ample storage space.

GROUND FLOOR

Entrance hall
20'2" x 5'8" (max) (6.15m x 1.73m (max))
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, panelled walls, coving and a single wooden door providing access into the accommodation.

Living/Dining Room
26'7" x 12'0" (max) (8.11m x 3.67m (max))
This space has wooden double-glazed windows to the front, side and rear elevation, original solid pine wood flooring, two radiators, two traditional fireplaces with tiled hearths and decorative surrounds and coving.

Kitchen/Diner
25'7" x 10'2" (max) (7.82m x 3.10m (max))
The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a freestanding range cooker, an extractor fan, a stainless steel inset sink and a half with a moveable swan neck mixer tap, an integrated fridge-freezer and dishwasher, tiled flooring, recessed spotlights, a radiator, a wooden double-glazed window and a circular double-glazed window to the side elevation, a velux window, a single door and double French doors providing access out to the garden.

FIRST FLOOR

Landing
12'0" x 5'3" (3.67m x 1.61m)
The landing has carpeted flooring, a radiator, panelled walls and provides access to the first floor accommodation.

Corridor
11'11" x 2'7" (3.64m x 0.80m)
The corridor has carpeted flooring, a radiator, panelled walls, access to the partially boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom
15'7" x 10'9" (max) (4.75m x 3.30m (max))
The main bedroom has two wooden double-glazed windows to the front elevation, carpeted flooring, a radiator, an original fireplace with a tiled hearth and coving.

Bedroom Two
11'11" x 10'0" (max) (3.65m x 3.05m (max))
The second bedroom has a wooden double-glazed window to the rear elevation, carpeted flooring, a radiator, an original fireplace with a tiled hearth and coving.

Bedroom Three
10'9" x 7'1" (max) (3.29m x 2.18m (max))
The third bedroom has a wooden double-glazed window to the side elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bathroom
10'0" x 6'2" (max) (3.07m x 1.90m (max))
The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted bath with a mains-fed shower and a glass shower screen, built-in cupboards, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front
To the front of the property is on street parking for permit holders.

Rear
To the rear of the property is a private garden with a patio area, a lawn, decking and a hot tub.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, most 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – Small leak to the roof but had it quoted by reputable firm in the region of £3750 for repair

DISCLAIMER

The vendor has informed us that the kitchen has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

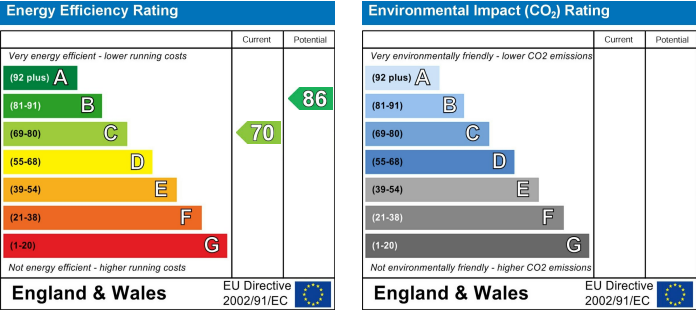
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

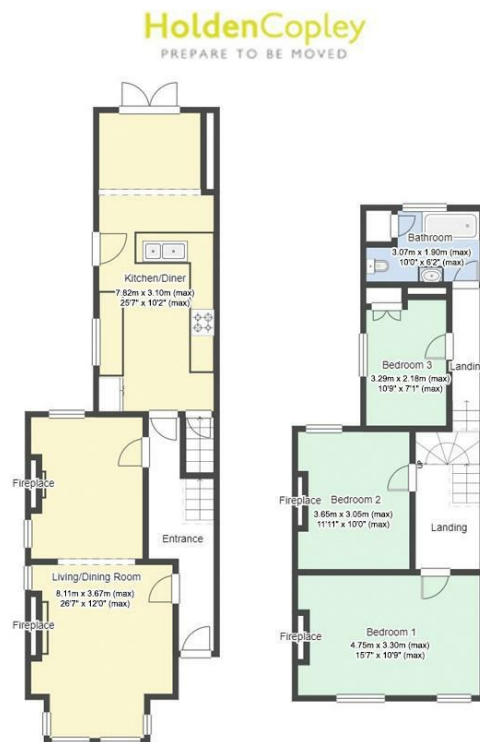
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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