

HoldenCopley

PREPARE TO BE MOVED

Staples Street, Mapperley, Nottinghamshire NG3 5HR

Guide Price £180,000

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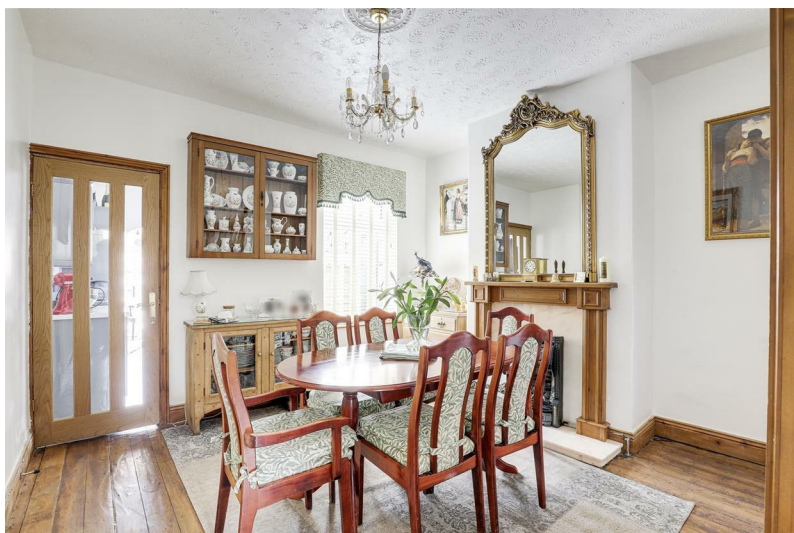


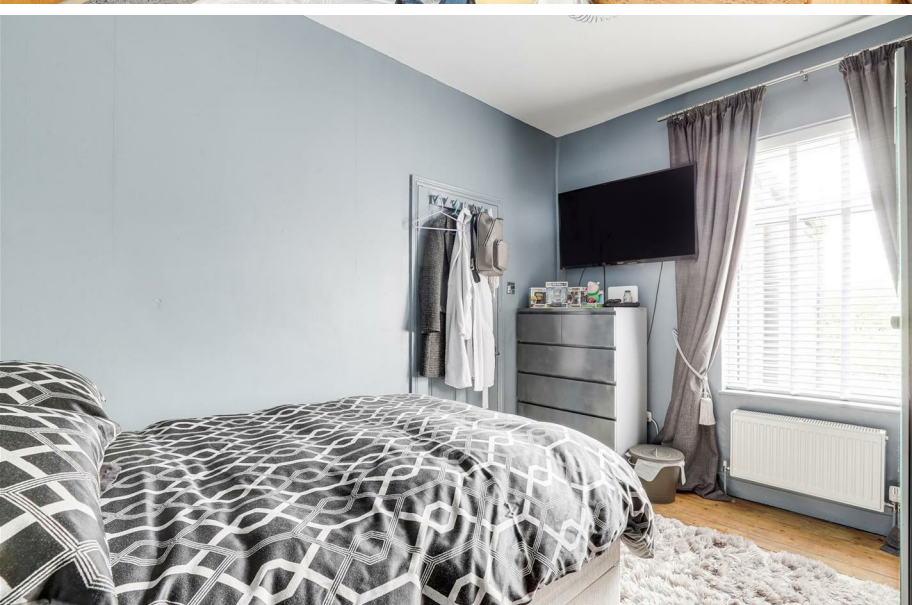
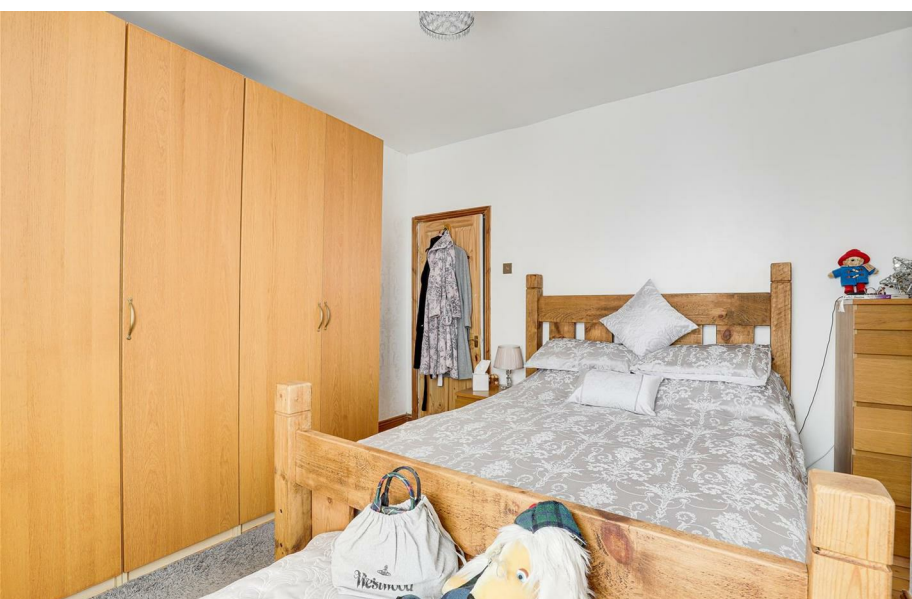
GUIDE PRICE £180,000 - £190,000

CLOSE TO CITY CENTRE...

Situated in a convenient location with excellent proximity to the City Centre, this well-presented mid-terraced house offers an ideal opportunity for a variety of buyers. Whether you're a first-time buyer, a small family, or an investor, this property ticks all the right boxes. Upon entering, you'll be greeted by a charming living space featuring two reception rooms, perfect for relaxation and entertaining guests. The galley-style kitchen provides a practical and efficient layout, while the adjacent garden room is a delightful addition, offering a seamless connection to the rear garden through double French doors. The first floor boasts two generously sized double bedrooms, providing ample space for comfortable living. A well-appointed four-piece bathroom suite serves these bedrooms, ensuring convenience for all residents. Additionally, the first floor also offers access to a useful boarded loft, providing valuable storage space. The low maintenance rear garden is a true highlight, featuring decking and patio areas that provide the perfect setting for outdoor dining, relaxing, and entertaining. Completing this outdoor oasis is a good-sized shed, offering additional storage options.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Large Loft
- Two Reception Rooms
- Galley-Style Kitchen
- Garden Room With Double French Doors
- Four-Piece Bathroom Suite
- Low Maintenance Garden
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 11'7" (3.64m x 3.54m)
The living room has a UPVC double-glazed window to the front elevation, wooden flooring, coving to the ceiling, a wall-mounted TV point, a recessed chimney breast alcove with a log-burning stove and a tiled hearth, a radiator and a single composite door providing access into the accommodation

Dining Room

15'0" x 12'0" (4.58m x 3.66m)
The dining room has a UPVC double-glazed window to the rear elevation, wooden flooring, a radiator and a feature fireplace with a decorative surround

Kitchen

10'9" x 6'3" (3.29m x 1.92m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an electric hob with an extractor fan, tiled splashback, wood-effect flooring, a UPVC double-glazed window to the side elevation and an open arch into the garden room

Garden Room

8'8" x 5'9" (2.66m x 1.77m)
This space has wood-effect flooring, a radiator, space for an American-style fridge freezer and double French doors opening out to the rear garden

FIRST FLOOR

Landing

15'0" x 3'2" (4.59m x 0.99m)
The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation

Master Bedroom

12'0" x 11'7" (3.68m x 3.54m)
The main bedroom has a UPVC double-glazed window to the front elevation, stripped wooden flooring and a radiator

Bedroom Two

11'11" x 9'0" (3.65m x 2.76m)
The second bedroom has a UPVC double-glazed window to the rear elevation, stripped wooden flooring, a radiator and access to the loft

Bathroom

10'9" x 6'3" (3.29m x 1.92m)
The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted bath with a handheld shower head, a shower enclosure with a wall-mounted electric shower fixture, a fitted cupboard, fully tiled walls, vinyl flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation

SECOND FLOOR

Loft

11'6" x 9'9" (3.51m x 2.99m)
The loft has eaves storage and a skylight window

OUTSIDE

Front

To the front of the property is on-street parking

Rear

To the rear of the property is a private enclosed garden with decking and patio areas, a range of plants and shrubs, a shed and fence panelling

DISCLAIMER

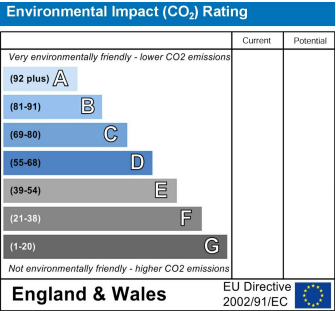
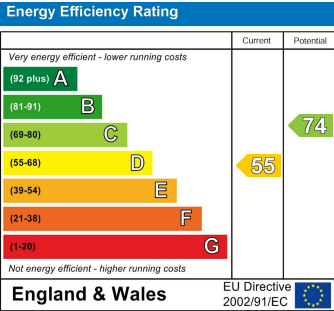
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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