

# HoldenCopley

PREPARE TO BE MOVED

Elliott Durham Crescent, Mapperley, Nottinghamshire NG3 5LN

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Guide Price £240,000 - £260,000



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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached house, offers modern living at its finest and is perfect for a wide range of buyers looking for a property they can simply move straight into. Situated in a desirable location close to a wealth of local amenities including shops, great schools, and convenient transport links, this home is ideal for families, professionals, or first-time buyers. To the ground floor, the accommodation comprises an entrance hall, a modern fitted kitchen which is open plan to the living and dining area, and features double French doors opening out onto the rear garden, along with a useful W/C. The first floor carries three well-proportioned bedrooms, a stylish three-piece family bathroom, and access to a boarded loft, providing valuable additional storage. Outside, the front of the property benefits from a lawned garden area and off-road parking, while to the rear is a private, enclosed garden boasting a paved patio area, a well-maintained lawn, and a garden shed.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Open Plan Modern Fitted Kitchen & Living Room
- Ground Floor W/C
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Desirable Location
- Beautifully Presented Throughout
- No Upward Chain











GROUND FLOOR

Entrance Hall

5'4" max x 5'3" (1.64m max x 1.62m)

The entrance hall has wood-effect flooring, a radiator and a single composite door providing access into the accommodation.

Open Plan Kitchen/Living Area

27'3" max x 13'6" (8.33m max x 4.12m)

This space has a range of fitted base and wall units with worktops, a tiled splashback and a breakfast bar, an integrated oven, a gas hob, a stainless steel sink with a drainer and a moveable swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, two radiators, an under the stairs cupboard, UPVC double-glazed windows to the front, side and rear elevations and UPVC double French doors providing access out to the garden.

W/C

5'6" x 2'11" (1.70m x 0.91m)

This space has a low level flush W/C, a countertop wash basin, wood-effect flooring, a radiator and an extractor fan.

FIRST FLOOR

Landing

9'5" x 6'1" (2.88m x 1.86m)

The landing has wood-effect flooring, a radiator, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'6" x 8'2" (4.12m x 2.51m)

The main bedroom has UPVC double-glazed windows to the front elevation, wood-effect flooring and a radiator.

Bedroom Two

12'5" x 7'1" (3.79m x 2.16m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bedroom Three

9'0" x 6'1" (2.76m x 1.86m)

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

Bathroom

7'1" x 6'0" (2.16m x 1.83m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and glass shower screen, wood-effect flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is off-road parking and a lawned area.

Rear

To the rear is a private garden with a paved patio, a lawn, raised sleepers with mature shrubs and trees, a shed, an outdoor tap, fence-panelled boundaries and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G 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 – No

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.

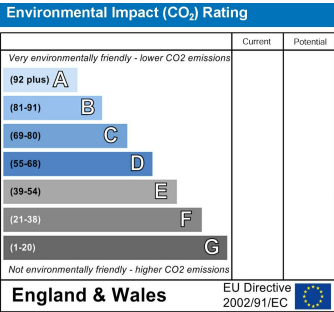
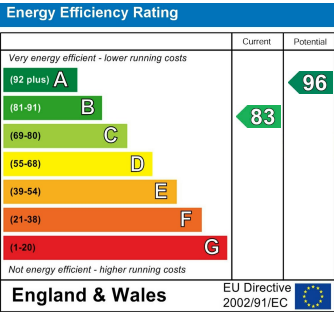
The vendor has advised the following:

Property Tenure is Freehold

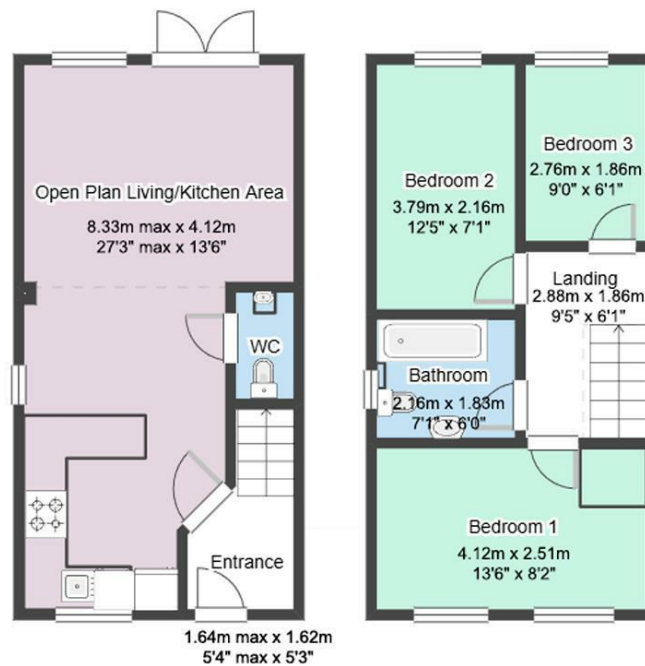
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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