

# HoldenCopley

PREPARE TO BE MOVED

Corby Road, Mapperley, Nottinghamshire NG3 5HF

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Guide Price £250,000 - £270,000

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LOCATION LOCATION LOCATION...

This well-presented three-bedroom mid-terraced house offers deceptively spacious accommodation while retaining charming original features throughout, making it perfect for a variety of buyers seeking a move-in ready home. Situated in a highly sought-after location, this property is conveniently close to numerous local amenities, including shops, restaurants, excellent transport links and top-rated school catchments. Upon entering, the welcoming hallway leads to two generous reception rooms, each exuding character and providing ample space for both relaxation and entertaining. The fitted kitchen is modern and functional, equipped with high-quality appliances and plenty of storage, catering perfectly to culinary enthusiasts. The first floor hosts three well-proportioned bedrooms, each offering a comfortable and peaceful retreat. The bathroom suite is thoughtfully divided into a two-piece setup, complemented by a separate W/C, ensuring practicality for busy households. Ascending to the second floor, you'll find three versatile loft spaces, ideal for storage or potential conversion into additional living areas. Externally, the property benefits from on-street parking for permit holders at the front. To the rear, a private south-facing garden awaits, featuring a decking area perfect for outdoor dining and relaxation, alongside a lawn, ideal for gardening enthusiasts or families seeking outdoor space.

MUST BE VIEWED





- Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Large Loft Conversion
- Private South Facing Garden
- New Boiler
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, a radiator and a single wooden door with a stained glass insert providing access into the accommodation.

### Living Room

11'3" x 13'5" (3.45m x 4.11m)

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a radiator and a recessed chimney breast alcove with a log burner and a tiled hearth.

### Dining Room

15'1" x 11'6" (4.61m x 3.51m)

The dining room has a UPVC double-glazed window to the rear elevation, a radiator, laminate flooring, a traditional fireplace with a decorative surround and a built-in cupboard.

### Kitchen

20'2" x 10'4" (6.15m x 3.15m)

The kitchen has a range of fitted base and wall units with wooden worktops, a freestanding range cooker, an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a composite sink and a half with a drainer and a swan neck mixer tap, tiled flooring and partially tiled walls, a radiator, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the side elevation and double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

6'1" x 21'3" (2.13m x 6.48m)

The landing has wooden flooring and provides access to the first and second floor accommodation.

### Master Bedroom

19'1" x 11'1" (5.84m x 3.38m)

The main bedroom has two UPVC double-glazed windows to the front elevation, wooden flooring, an original fireplace with a tiled hearth and two radiators.

### Bedroom Two

13'1" x 12'4" (4.25m x 3.77m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, an original fireplace with a tiled hearth, a radiator, a pedestal wash basin and fitted floor to ceiling wardrobes.

### Bedroom Three

11'0" x 11'5" (3.59m x 3.49m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wooden flooring, an original fireplace with a tiled hearth, a radiator and a built-in cupboard.

### Bathroom

8'6" x 5'4" (2.61m x 1.64m)

The bathroom has a fitted panelled bath with a mains-fed shower, a glass shower screen, a wash basin with fitted storage, tile-effect flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, a built-in cupboard, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

### W/C

6'6" x 3'3" (1.99m x 1.00m)

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, a partially tiled wall and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Loft Space One

13'3" x 19'1" (4.06m x 5.84m)

This space has two velux windows and a radiator.

### Loft Space Two

8'3" x 4'7" (2.53m x 1.41m)

This space has a W/C, space for a shower and an extractor fan.

### Loft Space Three

27'3" x 8'5" (8.31m x 2.58m)

This space has a UPVC double-glazed window to the rear elevation, space for eaves storage and a radiator.

## OUTSIDE

### Front

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

### Rear

To the rear of the property is a private south facing garden with decking, a lawn and a single lockable gate.

## 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 3G & 4G, most 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 – house is old and could benefit from extra insulation

Are there any shared or communal facilities? alleyway where bins are stored, shared between 22,20,18 Corby Rd

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

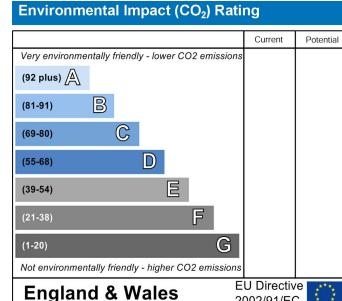
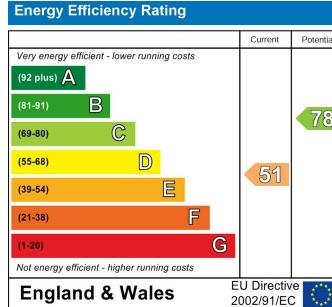
The vendor has advised the following:

Property Tenure is Freehold

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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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