

# HoldenCopley

PREPARE TO BE MOVED

Hazelbank Avenue, Mapperley, Nottinghamshire NG3 3EY

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Guide Price £160,000

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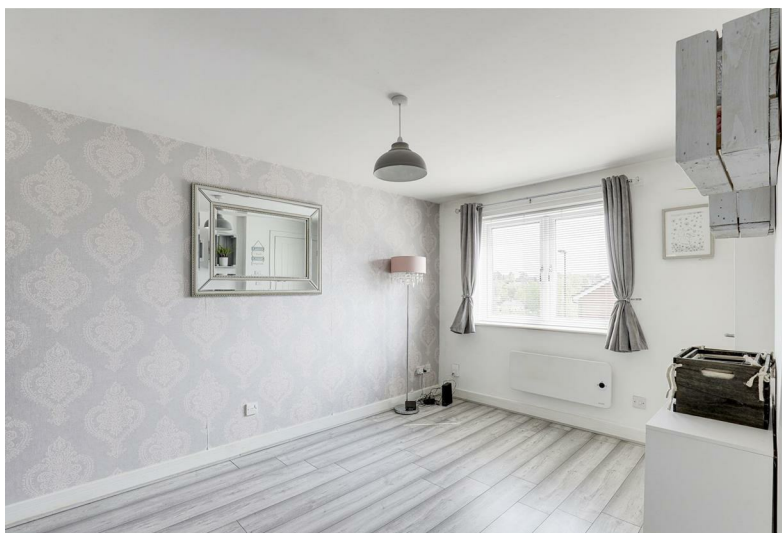


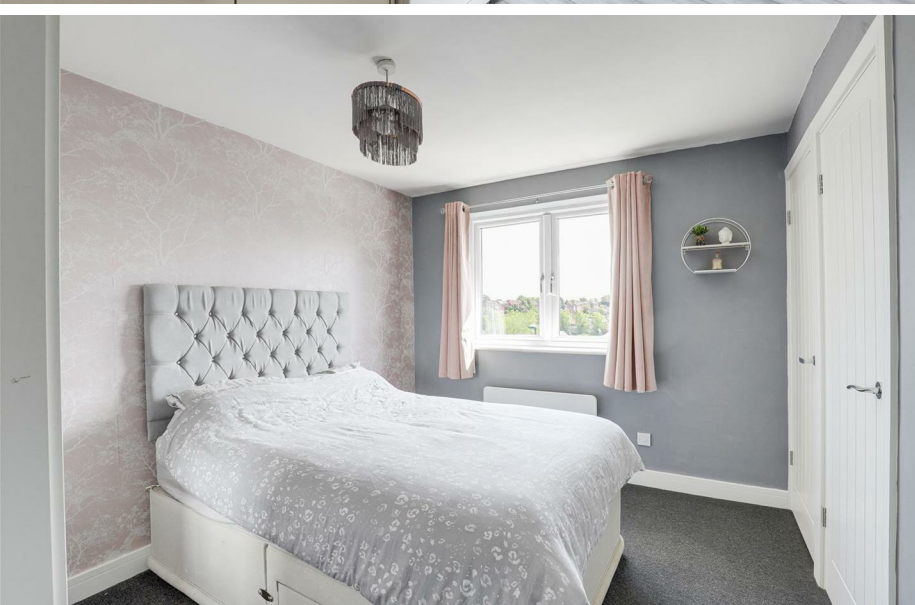
GUIDE PRICE £160,000 - £180,000

IDEAL FIRST TIME BUY...

Nestled in a cul-de-sac in Mapperley, this delightful two-bedroom semi-detached house offers a wonderful opportunity to own a comfortable and well-presented home. The ground floor comprises an entrance hallway, a living room bathed in natural light, adjacent to the living room, you will find a well-appointed kitchen. Venturing to the first floor, you will discover two bedrooms and a three-piece bathroom suite, featuring modern fixtures and fittings, completes the first floor, providing convenience and comfort. To the front of the property, there is convenient access to off-street parking. The rear of the property unveils a private lawned garden, perfect for outdoor activities, relaxation, and al fresco dining. Situated in Mapperley, this property benefits from a prime location with a wealth of local amenities within easy reach. From shops and supermarkets to schools and recreational facilities, everything you need is just a stone's throw away. Excellent transport links further enhance the appeal, providing swift and convenient access to nearby towns and cities.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Entrance Hall
- Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Rear Lawned Garden
- Off-Street Parking
- Ideal First Time Buy
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, stairs up to the first floor accommodation and a composite door providing access into the accommodation.

Living Room

12’5" max x 12’4" (3.80m max x 3.77m)  
The living room has wood-effect flooring, an electric radiator and a UPVC double glazed window to the front elevation.

Kitchen

12’4" x 8’1" (3.76m x 2.48m)  
The kitchen has wood-effect flooring, partially tiled walls, spotlights to ceiling, a stainless steel sink with drainer and a chrome mixer tap, a range of wall and base units with rolled edge worktop above, space and plumbing for a washing machine, an integrated electric oven, an induction hob, a stainless steel extractor hood, a UPVC double glazed window to the rear elevation and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an electric radiator, access into the loft and access to the first floor accommodation.

Bedroom One

11’10" x 9’3" (3.62m x 2.83m)  
The first bedroom has carpeted flooring, an electric radiator, a UPVC double glazed window to the front elevation and two in-built storage cupboards.

Bedroom Two

8’9" x 6’0" (2.67m x 1.83m)  
The second bedroom has carpeted flooring, an electric radiator and a UPVC double glazed window to the rear elevation.

Bathroom

6’0" x 5’6" (1.84m x 1.69m)  
The bathroom has vinyl flooring, partially tiled walls, an extractor fan, a vanity wash basin with a chrome mixer tap, a low level W/C, an obscured double glazed window to the rear elevation, a bath with chrome mixer tap, an electric shower unit with shower curtain rail.

OUTSIDE

Front

To the front of the property there are steps leading up to the front door, access to a driveway for off-street parking

Rear

To the rear of the property there is a lawned garden, enclosed by fenced boundaries, external lighting and a decked seating area.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Electric Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G  
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

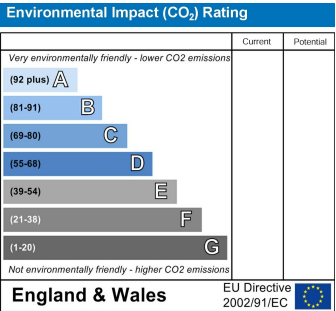
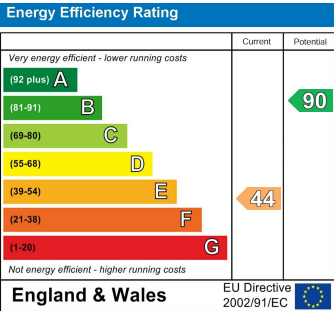
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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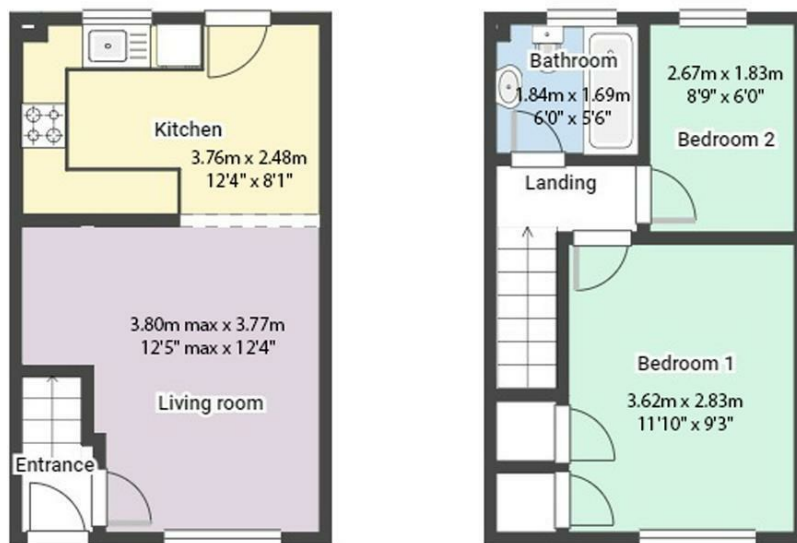
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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