

# HoldenCopley

PREPARE TO BE MOVED

Robinson Road, Mapperley, Nottinghamshire NG3 6BB

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Guide Price £325,000 - £375,000

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GUIDE PRICE £325,000 - £355,000

NO UPWARD CHAIN...

Nestled in a sought-after location, this well-presented three-bedroom semi-detached home is offered with no upward chain. Conveniently positioned close to local amenities, schools, and excellent transport links, this property offers both charm and practicality. Upon entering, you are welcomed by a bright entrance hall leading to a spacious living room, where a traditional fireplace and large bay windows create a warm and inviting atmosphere. The open-plan layout flows seamlessly into the dining room, making it perfect for both everyday living and entertaining. The modern kitchen is thoughtfully designed for all your culinary needs and provides direct access to the conservatory, offering additional living space with views over the garden. The first floor boasts two generously sized double bedrooms and a stylish four-piece bathroom suite, beautifully finished for a touch of luxury. The top level features a further spacious double bedroom. Externally, the property benefits from on-street parking to the front. The rear garden, features a resin patio seating area, a decked seating space, and a lawn, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Stylish Bathroom
- On-Street Parking
- No Upward Chain
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, ceiling coving and a single door providing access into the accommodation.

### Living Room

12'5" x 13'5" (3.80m x 4.09m)

The living room has wooden flooring, a vertical column radiator, ceiling coving, a ceiling rose, a traditional fireplace, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

### Dining Room

12'5" x 11'10" (3.81m x 3.61m)

The dining room has wooden flooring, a radiator, ceiling coving, a ceiling rose and a UPVC double-glazed window to the rear elevation.

### Kitchen

13'9" x 9'8" (4.20m x 2.95m)

The kitchen has a range of fitted base units with worktops, a ceramic sink with a mixer tap, space for a range cooker and washing machine, a radiator, partially tiled walls, recessed spotlights, an in-built storage cupboard, tiled flooring, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access to the rear garden.

### Conservatory

10'5" x 7'7" (3.20m x 2.33m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

12'0" x 2'8" (3.66m x 0.82m)

The landing has carpeted flooring, an in-built storage cupboard and access to the first floor accommodation.

### Master Bedroom

11'10" x 15'9" (3.63m x 4.81m)

The main bedroom has carpeted flooring, two radiators, ceiling coving and three UPVC double-glazed windows to the front and side elevations.

### Bedroom Two

9'5" x 11'11" (2.88m x 3.65m)

The second bedroom has carpeted flooring, a vertical column radiator, ceiling coving and two UPVC double-glazed windows to the side and rear elevations.

### Bathroom

9'7" x 13'9" (2.92m x 4.19m)

The bathroom has a low level flush W/C, a pedestal wash basin, a roll top freestanding bath, a walk-in shower with a shower fixture, a heated towel rail, ceiling coving, tiled walls, tiled flooring, two UPVC double-glazed windows to the side and rear elevations.

## SECOND FLOOR

### Bedroom Three

11'7" x 12'5" (3.58m x 3.79m)

The third bedroom has carpeted flooring, a radiator, a wooden beam, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is access to on-street parking and gated access to the rear garden.

### Rear

To the rear is an enclosed garden, a resin patio with a lawn, a decked seating area and fence panelling boundaries.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough 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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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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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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