

# HoldenCopley

PREPARE TO BE MOVED

Bladon Close, Mapperley, Nottinghamshire NG3 5FY

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Guide Price £145,000 - £165,000

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NO CHAIN...

This two bedroom mid-terraced home is offered to the market with no upward chain and would make a fantastic choice for a range of buyers – whether you're taking your first step onto the property ladder or looking to expand your investment portfolio. To the ground floor, the accommodation comprises an entrance hall, a bright and spacious bay-fronted living room, and an open-plan fitted kitchen with ample space for dining. The first floor offers a double bedroom with fitted wardrobes, a comfortable single bedroom, and a three-piece bathroom suite. Outside, the property enjoys allocated parking to the front, while to the rear there is a private enclosed garden featuring a patio area, a natural lawn, and a mixture of hedge and fence panel boundaries for added privacy. Located in a well-connected residential area, the home is positioned close to a variety of local shops, amenities, and schools, and benefits from excellent transport links into the City Centre.

MUST BE VIEWED



- Mid-Terraced House
- Two Bedrooms
- Bay-Fronted Living Room
- Good-Sized Fitted Kitchen
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Enclosed Rear Garden
- Well-Connected Area
- Excellent Transport Links
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

4'6" x 3'8" (1.38m x 1.12m)

The entrance hall has carpeted flooring, an electric heater, and a single wooden door providing access into the accommodation.



### Living Room

14'0" max x 12'4" (4.28m max x 3.77m)

The living room has carpeted flooring, a feature fireplace with an hearth and decorative surround, an electric heater, a double-glazed bay window to the front elevation, and an open archway leading to the kitchen.

### Kitchen

12'4" x 8'5" (3.77m x 2.57m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a swan neck mixer tap, an integrated oven with a ceramic hob and extractor fan, a tiled splashback, space and plumbing for a washing machine, space for a fridge freezer, an electric heater, tiled flooring, a double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

5'9" x 3'4" (1.77m x 1.03m)

The landing has carpeted flooring, a loft hatch, and provides access to the first floor accommodation.



### Master Bedroom

12'7" x 9'2" (3.84m x 2.80m)

The main bedroom has carpeted flooring, an electric heater, fitted wardrobes with sliding mirrored doors, an in-built cupboard that houses the water tank, and a double-glazed window to the front elevation.

### Bedroom Two

10'2" x 6'3" (3.11m x 1.93m)

The second bedroom has carpeted flooring, an electric heater, and a double-glazed window to the rear elevation.

### Bathroom

6'6" x 5'9" (2.00m x 1.77m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower and handheld shower head, partially tiled walls, wood-effect flooring, and a double-glazed window to the rear elevation.



## OUTSIDE

### Front

To the front of the property is access to an allocated parking space.

### Rear

To the rear of the property is an enclosed garden featuring a patio area, a natural lawn, and a mixture of hedge and fence panel boundaries.



### ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G/5G Coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Electric Heaters

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very Low

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:

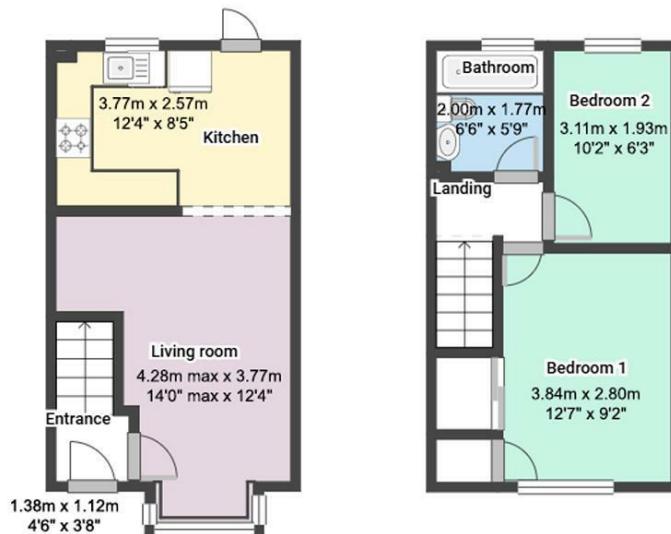
Property Tenure is Freehold

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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 licence 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.





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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