

# HoldenCopley

PREPARE TO BE MOVED

Kenrick Road, Mapperley, Nottinghamshire NG3 6HQ

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£230,000

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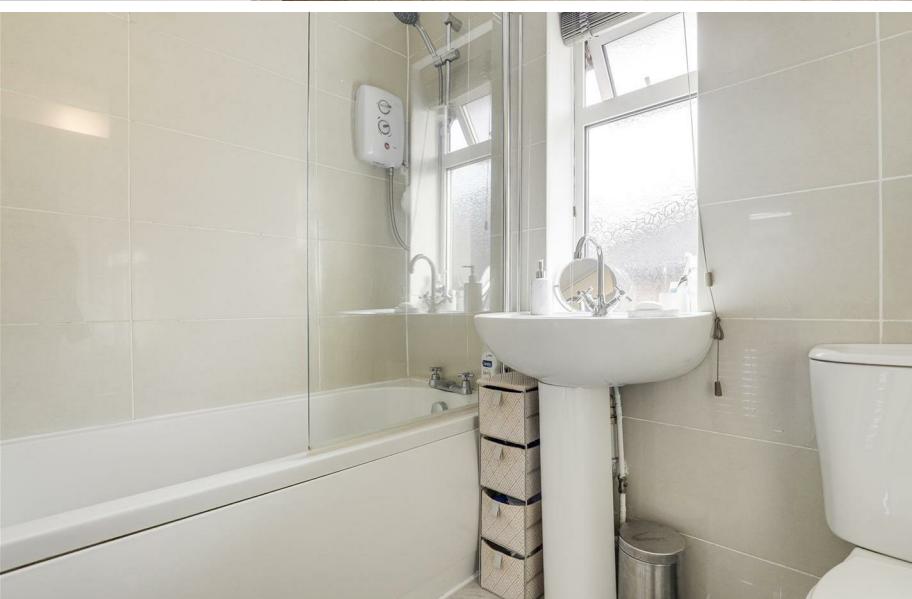


## WELL-PRESENTED THROUGHTOUT...

Introducing this charming semi-detached home, perfectly positioned in the heart of a highly sought-after area. The location offers an excellent selection of shops, restaurants, and bars, along with convenient transport links and proximity to well-regarded schools and local amenities. This property presents an ideal opportunity for a variety of buyers looking for a ready-to-move-in home. The ground floor comprises a welcoming entrance hall leading into a bay-fronted living room, providing a bright and inviting space for relaxation. At the rear, the fitted kitchen-diner features French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. On the first floor, there are two comfortable bedrooms and a three-piece bathroom suite. Externally, the property benefits from a block-paved driveway at the front, providing off-street parking and direct access to the rear garden. The fully enclosed rear garden offers a versatile layout, including patio areas ideal for outdoor dining or entertaining, a well-maintained lawn, and a gravelled section for low-maintenance enjoyment. Raised planted borders add colour and visual interest, while a practical garden shed provides additional storage. The garden is fully enclosed by sturdy fencing, ensuring both privacy and security.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room With A Bay Fronted Window
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'3" x 4'2" (1.31m x 1.28m)

The entrance hall has a UPVC double glazed obscure window to the side elevation, wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

### Living Room

14'4" into bay x 10'0" (4.38m into bay x 3.05m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, an in-built cupboard, recessed spotlights, and wood-effect flooring.

### Kitchen/Diner

13'5" x 9'0" (4.11m x 2.76m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, space for a dining table, recessed spotlights, a vertical radiator, wood-effect flooring, a UPVC double glazed window to the side elevation, and French doors opening to the rear garden.

## FIRST FLOOR

### Landing

6'0" x 4'1" (1.83m x 1.25m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, and access to the first floor accommodation.

### Bedroom One

14'7" max x 10'9" (4.46m max x 3.30m)

The first bedroom has three UPVC double glazed window to the front and side elevation, a radiator, and carpeted flooring.

### Bedroom Two

11'3" max x 9'1" (3.43m max x 2.77m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

### Bathroom

6'7" x 5'2" (2.03m x 1.60m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, a shaver socket, recessed spotlights, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway, with access to the rear garden.

### Rear

To the rear of the property, there is a fully enclosed garden featuring a combination of patio areas perfect for outdoor seating, a well-maintained lawn, and a gravelled section for additional low-maintenance space. The garden also includes raised planted borders that add colour and interest, a practical garden shed for storage, and is enclosed by sturdy fence panels, providing both privacy and security.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G  
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

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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:

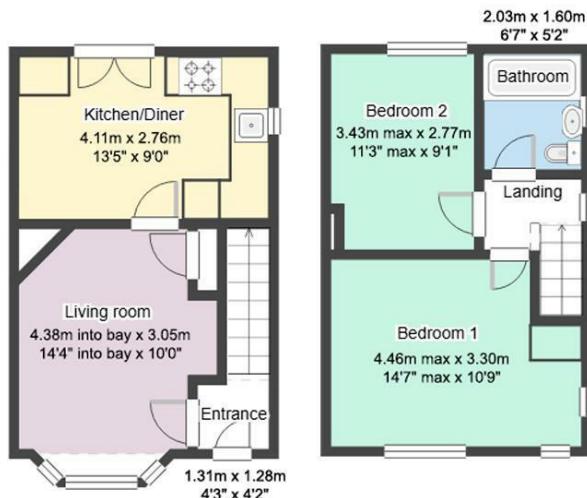
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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