

HoldenCopley

PREPARE TO BE MOVED

Mickleborough Avenue, Mapperley, Nottinghamshire NG3 3EJ

Guide Price £155,000 - £165,000

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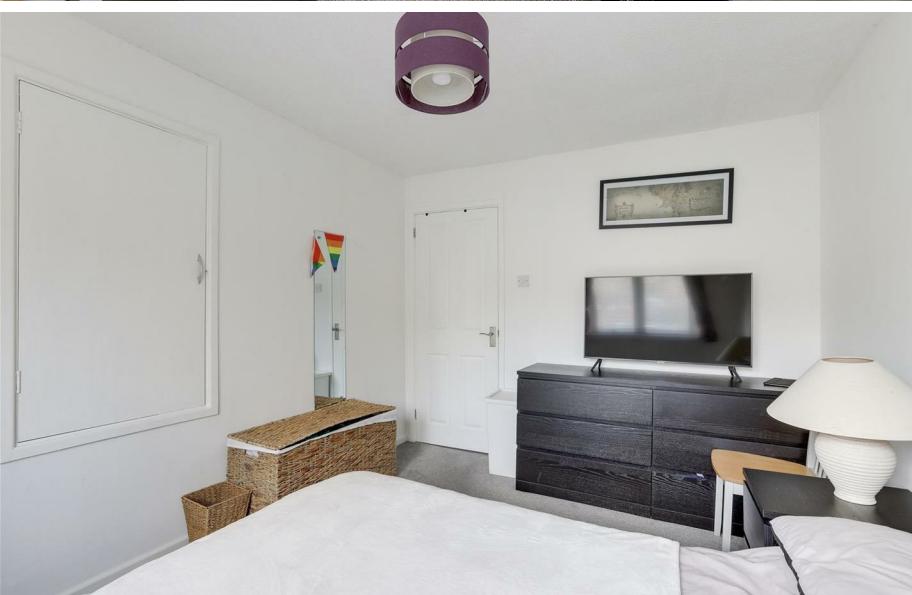
GUIDE PRICE £155,000 - £165,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom end-terraced house is an excellent choice for first-time buyers, offering comfortable living in a prime location just moments from Nottingham City Centre. With shops, dining options, and excellent transport connections nearby, convenience is at your doorstep. The ground floor features a entrance leading into a bright and airy reception room, perfect for relaxation. The fitted kitchen diner provides space for cooking and dining, while the addition of a conservatory enhances the living space, offering a versatile area for entertaining. Upstairs, the property boasts a double bedroom, a single bedroom, and a modern three-piece bathroom suite. Externally, the front of the property provides off-road parking and a neatly maintained lawn. To the rear, a decked seating area and lawn create the perfect space for enjoying the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Two Bedrooms
- Reception Room
- Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Off-Road Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

3'8" x 3'6" (max) (1.12m x 1.07m (max))

The entrance has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

12'10" x 12'5" (max) (3.93m x 3.80m (max))

The living room has laminate wood-effect flooring, a radiator, open access to the kitchen, and a UPVC double-glazed window to the front elevation.

Kitchen Diner

12'5" x 7'4" (3.80m x 2.25m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer, a wall-mounted boiler, partially tiled walls, space and plumbing for a washing machine, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the conservatory.

Conservatory

8'8" x 8'5" (2.66m x 2.57m)

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

FIRST FLOOR

Landing

8'6" x 6'2" (max) (2.60m x 1.90m (max))

The landing has carpeted flooring, access to the first floor accommodation and access to the partially boarded loft.

Master Bedroom

12'2" x 9'4" (3.71m x 2.87m)

The main bedroom has carpeted flooring, a radiator, two in-built storage cupboards and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'5" x 6'1" (2.57m x 1.87m)

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

Bathroom

6'2" x 5'6" (max) (1.90m x 1.68m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to off-road parking and a lawn.

Rear

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

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

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

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

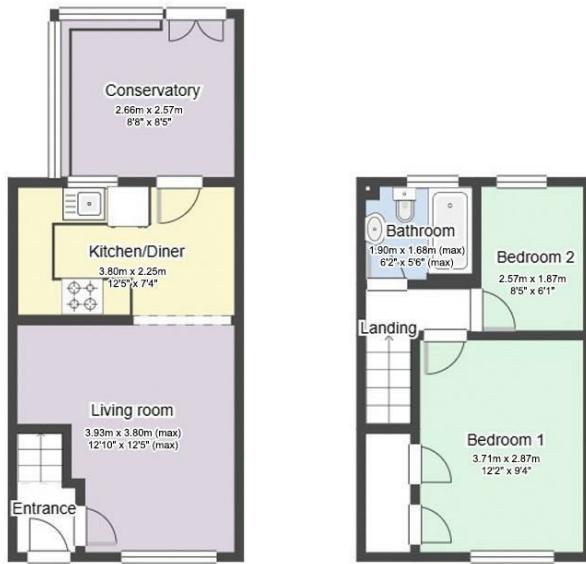
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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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