

# HoldenCopley

PREPARE TO BE MOVED

Mickleborough Avenue, Mapperley, Nottinghamshire NG3 3EJ

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Guide Price £155,000 - £165,000



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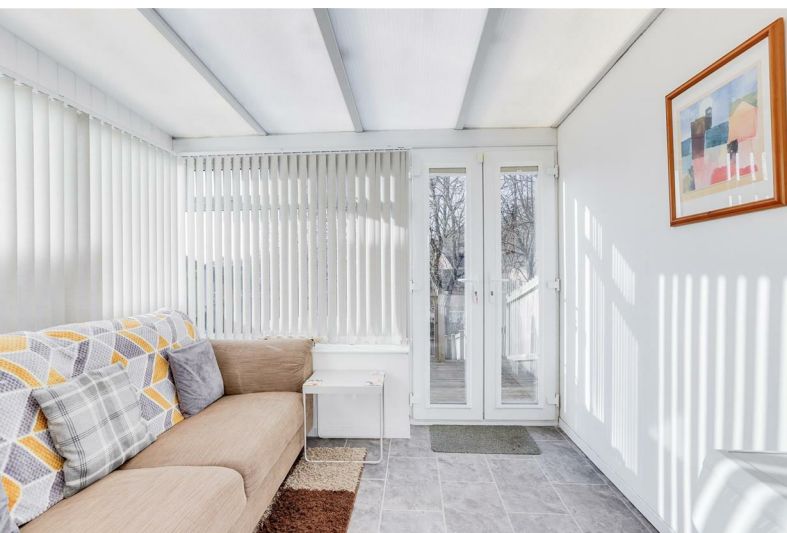


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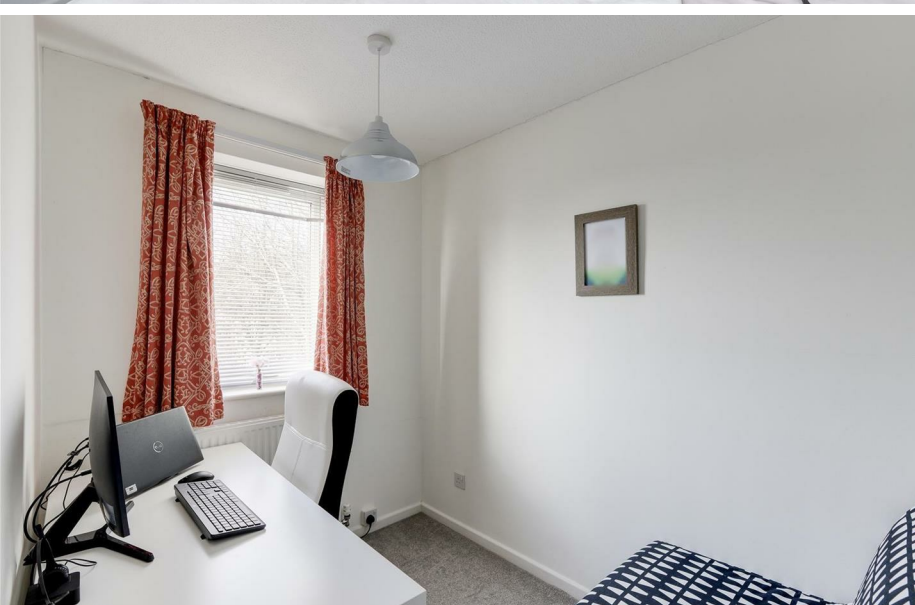
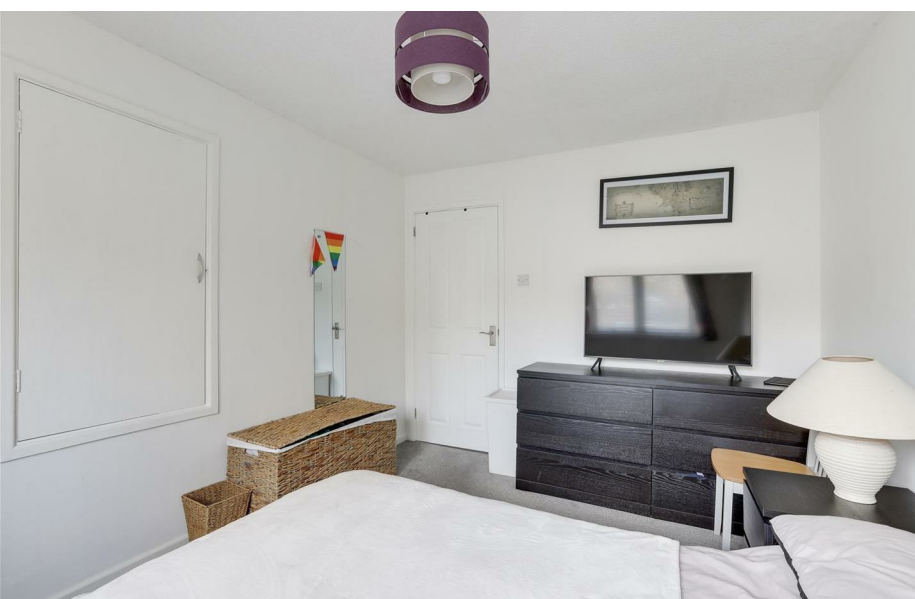
IDEAL FOR FIRST-TIME BUYERS...

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

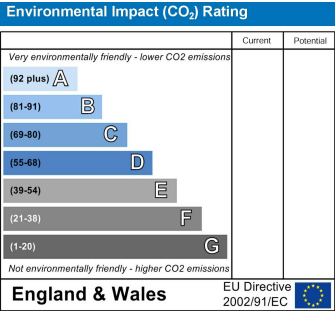
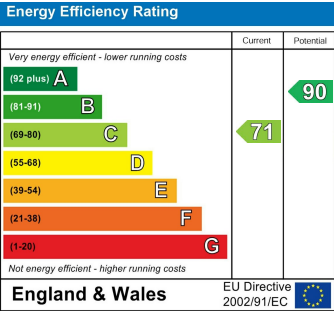
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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