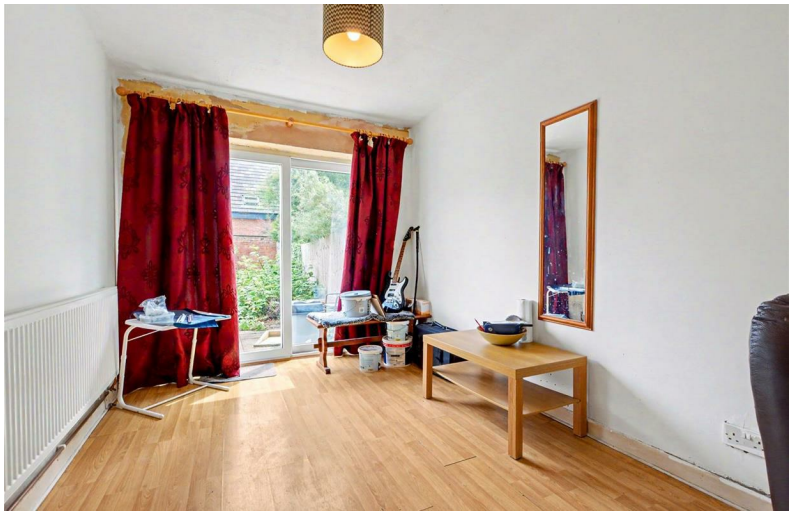
Robert Ellis

look no further. . .



Querneby Road
Mapperley, Nottingham NG3 5HY

THREE BEDROOM SEMI-DETACHED HOME,
SELLING WITH NO UPWARD CHAIN

Guide Price £200,000 Freehold

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PRICE GUIDE £200-210,000 A THREE BEDROOM SEMI-DETACHED PROPERTY POSITIONED IN THE POPULAR AND CONVENIENT LOCATION OF MAPPERLEY, NOTTINGHAM.

Robert Ellis are pleased to bring to the market this three bedroom semi-detached home situated on Querneby Road, Mapperley. The property offers well-proportioned accommodation arranged over two floors and would make an ideal purchase for a first time buyer, young family or investor looking for a home in a well-established residential location.

The ground floor accommodation comprises an entrance hallway with stairs rising to the first floor, a spacious living room with a large front window allowing plenty of natural light, and an archway opening through to the dining area. The dining area has sliding patio doors leading out to the rear garden, making this a practical space for day-to-day living and entertaining.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, work surfaces, sink and drainer, tiled splashbacks, integrated oven and hob, and space for further appliances. There is also a side door giving access to the outside.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is positioned to the front of the property, bedroom two overlooks the rear garden and also houses the Worcester Bosch gas central heating combination boiler, with bedroom three also located to the first floor. The bathroom is fitted with a three piece suite comprising a panelled bath with electric shower over, wash hand basin and low flush WC.

Outside, the property benefits from a large driveway to the front providing ample off road parking, with mature shrubs and trees to the boundaries. There is also a further driveway to the side, giving access to the rear garden and detached concrete sectional garage. The rear garden is enclosed and includes a paved patio area, lawn, fencing and wall boundaries.

Located in the popular Mapperley area, the property is well placed for access to local shops, schools, bus routes and amenities, as well as providing good road links into Nottingham city centre and surrounding areas.

An internal viewing comes highly recommended to appreciate the size, layout and potential of this home.

Entrance Hallway
12'2 x 5'10 approx (3.71m x 1.78m approx)
UPVC double glazed door to the front with a UPVC double glazed window to the side, radiator, laminate flooring, stairs to the first floor, ceiling light point, understairs storage and panelled doors to:

Living Room
13'3 x 9'11 approx (4.04m x 3.02m approx)
UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point, laminate flooring, archway through to:

Dining Area
11'3 x 8'5 approx (3.43m x 2.57m approx)
Sliding UPVC double glazed French doors to the rear, wall mounted radiator, ceiling light point, laminate flooring, panelled door to:

Kitchen
10'9 x 7'7 approx (3.28m x 2.31m approx)
UPVC double glazed window to the rear with UPVC double glazed composite door to the side, range of fitted wall and base units incorporating a laminate work surface over, stainless steel sink, tiled splashbacks, integrated oven with four ring gas steel gas hob above, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, laminate flooring, ceiling light point.

First Floor Landing
UPVC double glazed window to the side, ceiling light point, panelled doors to:

Bedroom 1
9'11 x 13'1 approx (3.02m x 3.99m approx)
UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point.

Bedroom 2
9'11 x 11'1 approx (3.02m x 3.38m approx)
UPVC double glazed picture window to the rear, wall mounted radiator, ceiling light point, re-fitted Worcester Bosch gas central heating combination boiler.

Bedroom 3
9'8 x 5'10 approx (2.95m x 1.78m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, loft access hatch, laminate flooring.

Bathroom
6'8 x 5'10 approx (2.03m x 1.78m approx)
Three piece suite comprising of a panelled bath with electric Mira shower over, pedestal wash hand basin, low flush w.c., tiled splashbacks, laminate flooring, UPVC double glazed window to the rear, recessed spotlights to the ceiling, wall mounted radiator.

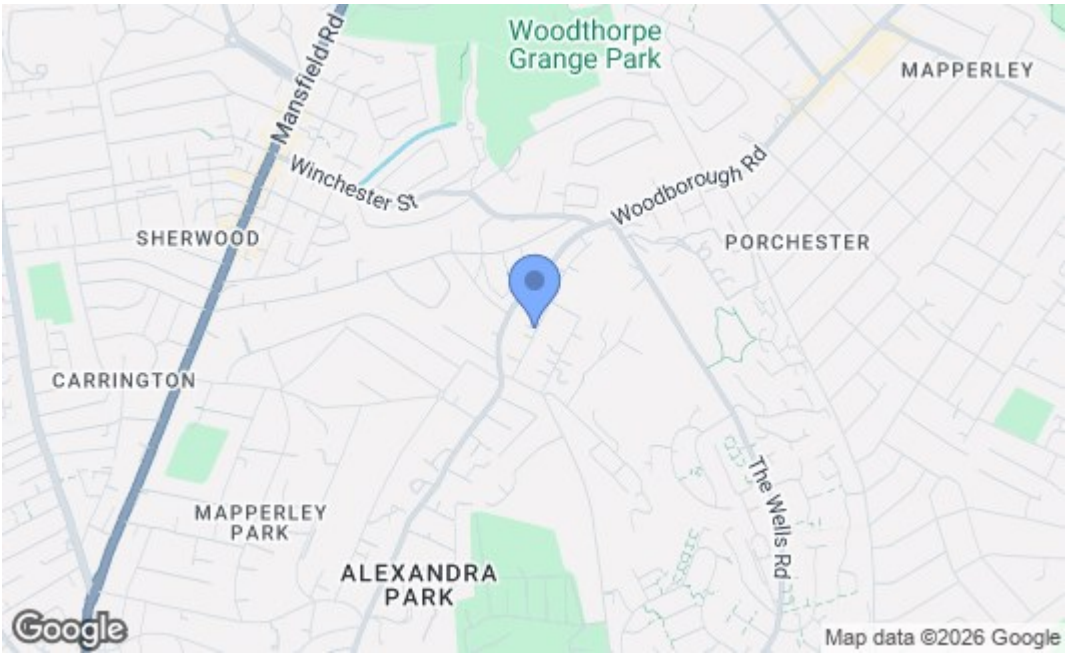
Outside
To the front of the property there is a large driveway providing ample off road parking, fencing to the boundaries with mature shrubs and trees.

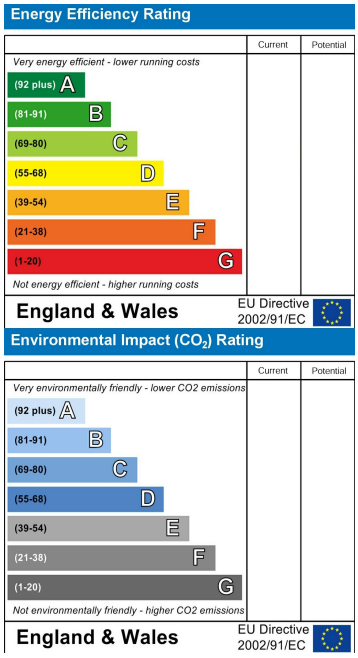
There is a further driveway to the side of the property allowing access to the rear and free standing concrete sectional garage.

There is an enclosed rear garden with a large paved patio area, garden laid to lawn, fencing and walls to the boundaries.

Garage
Concrete sectional garage with an up and over door, window to the side.

Council Tax
Nottingham Council Tax Band B





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.