



**Somersby Road  
Mapperley, Nottingham NG3 5QA**

**A THREE BEDROOM SEMI DETACHED  
FAMILY HOME SIUTATED IN MAPPERLEY,  
NOTTINGHAM!**

**Offers In The Region Of £250,000 Freehold**



**\*\*NO CHAIN!\*\*** CALLING ALL FAMILIES!\*\*

This spacious three-bedroom semi-detached home is located in the sought-after area of Mapperley, Nottingham, offering plenty of potential for those looking to put their own stamp on a property. While the home is in need of some TLC, it provides a fantastic opportunity to create a wonderful family home.

Downstairs, the property comprises a light and airy lounge, a separate dining room, and a functional kitchen, providing ample space for family living and entertaining. Upstairs, you'll find three good-sized bedrooms, along with a bathroom and separate toilet, offering convenience for family life.

To the front of the property, there is a driveway with a carport, providing off-road parking, along with a front garden. The rear garden is mainly lawned, with plenty of space for outdoor activities and those family BBQ'S, and includes a brick-built outbuilding for useful garden storage.

Located in Mapperley, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for families or first-time buyers.

**DO NOT NOT MISS OUT, CALL OUR ARNOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!**



### Front of Property

To the front of the property there is a driveway providing off the road parking with walled and hedged boundaries, front garden with a range of plants and shrubbery, gated access to the carport.

### Entrance Hallway

Composite entrance door leading to the entrance hallway comprising carpeted flooring, wall mounted radiator, door to lounge, door to dining room, door to kitchen, storage cupboard housing meters and provides useful additional storage space, under stair storage cupboard with double glazed window to the side elevation.

### Lounge

13'6" x 11'9" approx (4.12 x 3.60 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, coving to the ceiling, tiled fireplace.

### Dining Room

10'8" x 13'8" approx (3.27 x 4.17 approx)

Carpeted flooring, feature tiled fireplace, double glazed window to the rear elevation, double glazed door leading to the rear garden, coving to the ceiling, wall mounted radiator, built in storage space.

### Kitchen

13'7" x 7'4" approx (4.15 x 2.26 approx)

Linoleum flooring, tiled splashbacks, double glazed window to the rear elevation, single glazed wooden door leading to the rear, double glazed windows to the carport, tiled splashbacks, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, 4 ring gas hob, electric oven, cooker hood, space and point for fridge freezer, space and plumbing for a washing machine.

### First Floor Landing

Carpeted flooring, two double glazed windows to the carport, access to loft, doors leading off to rooms.

### Bedroom 1

14'0" x 10'11" approx (4.29 x 3.34 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, built-in storage.

### Bedroom 2

13'0" x 10'8" approx (3.97 x 3.27 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, built-in storage.

### Bedroom 3

7'6" x 9'0" approx (2.29 x 2.75 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator.

### Bathroom

Linoleum flooring, walk in shower enclosure with electric shower, tiled splashbacks, wall mounted radiator, double glazed window to the rear elevation, hand wash basin with separate hot and cold taps.

### Separate WC

Double glazed window to the side elevation, linoleum flooring.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area with step leading to lawned area, fencing to the boundaries, steps leading to further lawned area with a range of plants and shrubbery planted to the borders, brick built shed.

### Carport

To the side of the property there is a secure gated carport providing off the road vehicle hardstanding.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

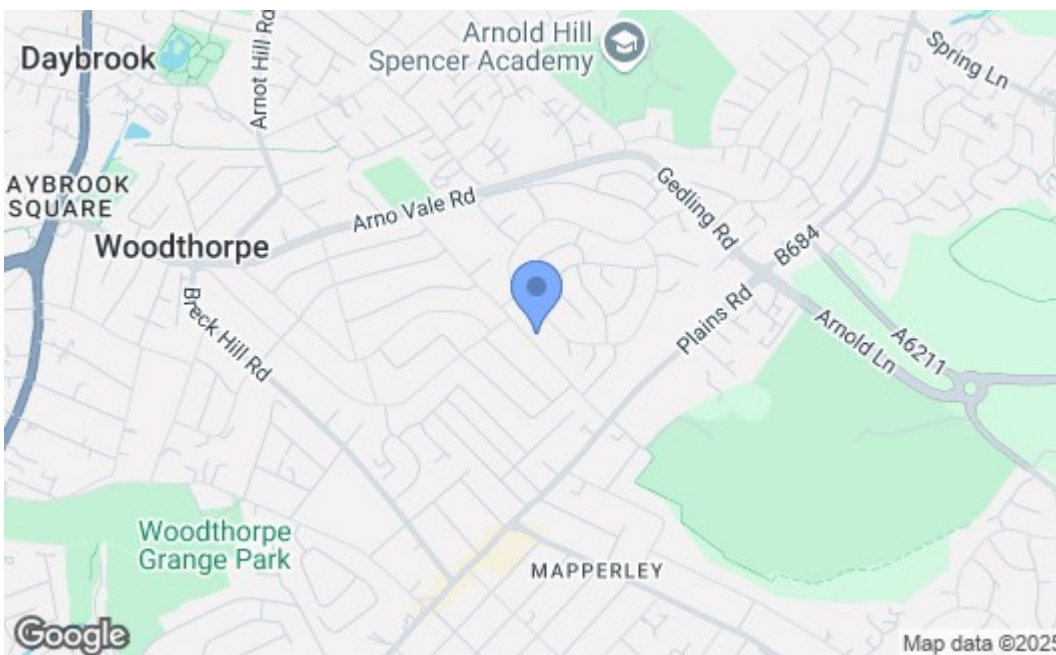
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.