



Mickleborough Avenue, Mapperley, Nottingham, NG3 3EJ
£140,000-£150,000 Freehold



Mickleborough Avenue, Mapperley

2 Bedrooms, 1 Bathroom

£140,000-£150,000

- Two Bedroom Town House
- Popular Location
- Ideal First Time Buy or Buy To Let
- No Onward Chain
- Off Road Parking
- Enclosed Garden
- Freehold

GUIDE PRICE £140,000-£150,000. Making an idea first time purchase or investment opportunity, this two bedroom town house is being offered to the market with no onward chain. The accommodation briefly comprises of an entrance hall, lounge with archway through to a kitchen/diner, two bedroom (master with fitted storage) and a bathroom. The property enjoys an enclosed rear garden and off road parking space.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY Accessed via an external uPVC door with fitted carpet, wall mounted radiator, ceiling light and stairs rising to the first floor.

RECEPTION ROOM 12' 10" x 12' 6" (3.91m x 3.81m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, gas fire, wall mounted radiator and ceiling light.

KITCHEN/DINER 12' 5" x 7' 5" (3.78m x 2.26m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, vinyl floor covering and uPVC double glazed window to the rear. Dining area with wood effect laminate flooring, wall mounted radiator, uPVC external door to the rear garden and ceiling light.

LANDING With a fitted carpet, loft hatch and ceiling light.

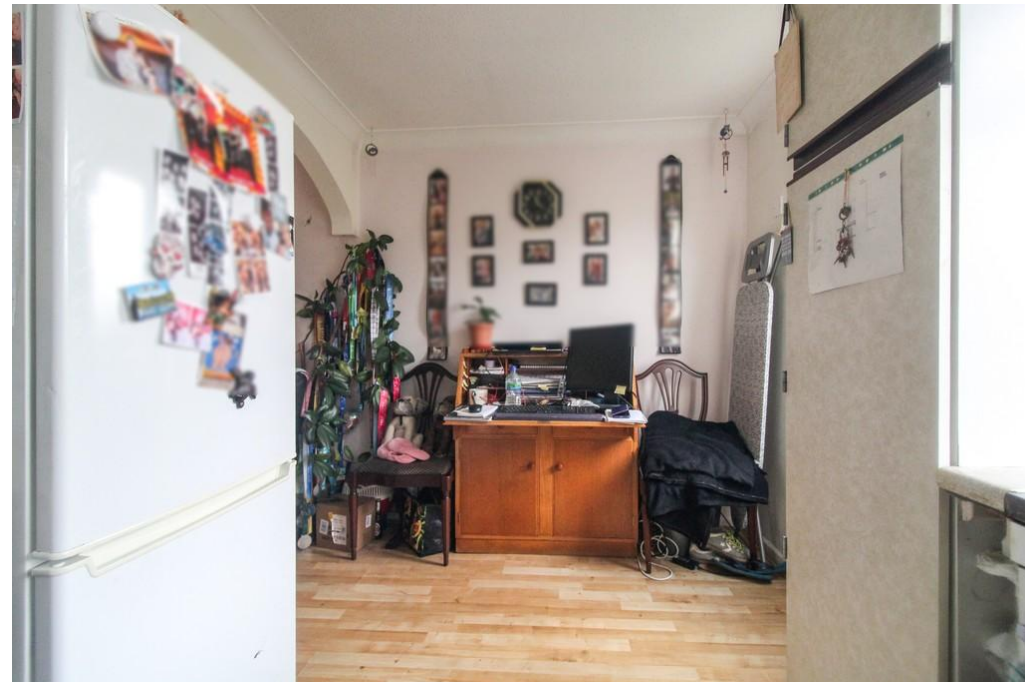
MASTER BEDROOM 12' 5" x 7' 5" (3.78m x 2.26m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, fitted wardrobe and storage cupboard, wall mounted radiator and ceiling light.

BEDROOM TWO 8' 5" x 6' 1" (2.57m x 1.85m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with electric shower over, low flush w.c. pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the rear and ceiling light.

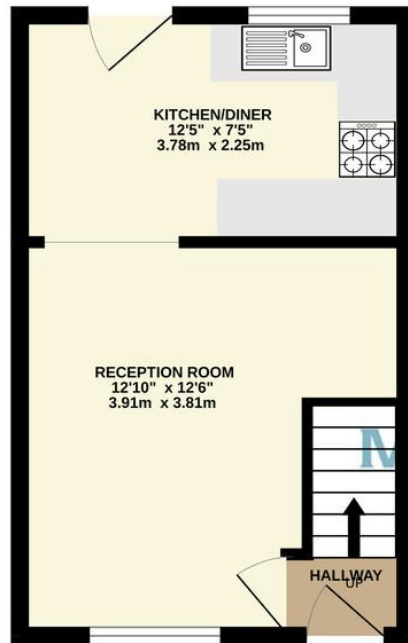
EXTERNAL With an enclosed rear garden which is mainly laid to lawn with a patio area, shed, hedge and fenced boundary and secure gate access to the rear parking courtyard where the property has an allocated space. To the front is a gravelled garden with a range mature shrubs and bushes and on road parking is

available.

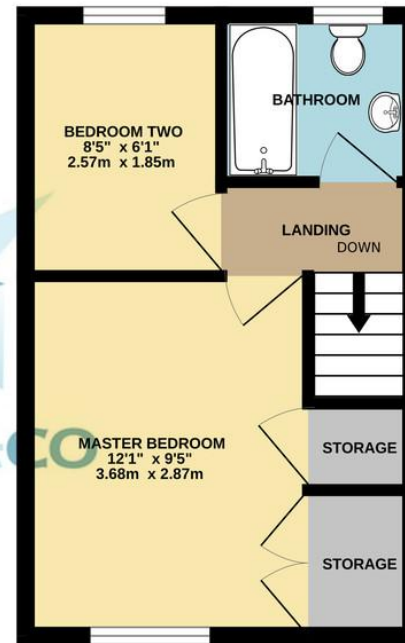




GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.