



Belvoir Street, Mapperley, Nottingham, NG3 5GN
£215,000 Freehold


MARTIN & CO

Belvoir Street, Mapperley

3 Bedrooms, 1 Bathroom

£215,000

- Three Bedroom End Terrace
- Deceptively Spacious Throughout
- Modern & Neutral Finish
- Cul-De-Sac Setting
- Close To Amenities
- No Onward Chain
- Freehold

Deceptively spacious throughout, this three bedroom, three storey end terrace house offers a modern and neutral finish throughout and is peacefully nestled in this cul-de-sac setting yet just a stones throw from the array of amenities available on Mapperley Top. Comprising of two reception rooms, a modern fitted kitchen, three double bedrooms and a refitted bathroom the property also has a large and enclosed low maintenance garden and there is on road parking available. The property is also being offered with no onward chain.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



RECEPTION ROOM 12' 6" x 11' 11" (3.81m x 3.63m)
Accessed via an external uPVC door with wooden flooring, uPVC double glazed bay window to the front elevation, wall mounted radiator, feature fireplace and ceiling light.

HALL With a fitted carpet and stairs rising to the first floor.

RECEPTION ROOM 12' 8" x 11' 11" (3.86m x 3.63m)
With a fitted carpet, uPVC double glazed window to the rear, cellar access, feature fireplace and ceiling light.

KITCHEN 9' 11" x 7' 7" (3.02m x 2.31m) With a range of fitted high and low level units with a squared edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splashback tiling, integrated electric oven, inset five burner ring gas hob with an extractor hood over, integrated fridge, freezer, washing machine, dishwasher, uPVC double glazed window to the side elevation, external wooden

farmhouse style door to the rear garden, ceramic tiled flooring and ceiling light.

LANDING With a fitted carpet, ceiling light and stairs rising to the second floor.

MASTER BEDROOM 12' 6" x 12' 2" (3.81m x 3.71m)
With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 3" x 8' 11" (2.82m x 2.72m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

SHOWER ROOM Comprising of a double wide shower enclosure with a mains fitted mixer bar shower, low flush w.c., vanity wash hand basin, wood effect vinyl floor covering, chrome heated towel rail, opaque uPVC double glazed window to the side elevation and ceiling light.

BEDROOM THREE 16' x 12' 6" (4.88m x 3.81m) With

a fitted carpet, two Velux windows, wall mounted radiator and ceiling light.

EXTERNAL The property enjoys an enclosed, low maintenance rear garden with raised decking areas and gravelled areas, a raised flower bed with a range of mature shrubs and a wall and fence boundary. On road parking is available to the front.









Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



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.