



Querneby Road  
Mapperley, Nottingham NG3 5HS

A THREE BEDROOM SEMI DETACHED  
PROPERTY FOR SALE IN MAPPERLEY,  
NOTTINGHAM.

**£145,000 Freehold**



Robert Ellis Estate Agents are delighted to offer this traditional three-bedroom semi-detached home situated in Mapperley, Nottingham. This family home represents an exciting opportunity for buyers who are ready to put their own stamp on a property!

Situated in the highly sought-after and vibrant area of Mapperley, this property is perfect for buyers seeking a blend of suburban tranquillity with easy access to local amenities. With the added convenience of double glazing and gas central heating, the home offers comfort and efficiency while maintaining its classic charm. Close to excellent schools, local shops, cafes, and transport links, this home offers the ideal combination of lifestyle and convenience.

Upon entering the property, you are welcomed by a spacious entrance hall that leads to a generously sized lounge, offering an inviting space for relaxation or family gatherings. The kitchen, positioned at the heart of the home, provides ample potential for redesign, allowing the new owners to create a modern and functional space suited to their tastes. The ground floor also includes a well-proportioned family bathroom, providing practicality and convenience.

Upstairs, the first floor accommodates three good-sized bedrooms, each filled with natural light. These rooms offer versatile living space, whether used as bedrooms, home offices, or hobby rooms, catering to the needs of a growing family or those working from home.

Externally, the property is complemented by a small front garden and at the rear, a mature and well-established garden awaits, providing a peaceful outdoor retreat with plenty of potential for landscaping or expansion. The garden is perfect for families who are looking to create a space for alfresco dining and entertaining.

Don't miss the chance to turn this house into your dream home!



### Entrance Hallway

UPVC entrance door the front elevation leading into the entrance hallway. Wall mounted radiator. Staircase leading to the first floor landing. Sliding door leading into the lounge.

### Lounge

15'10" x 11'1" approx (4.83 x 3.39 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature fireplace with wooden mantle. Sliding door leading into the kitchen.

### Kitchen

9'4" x 9'7" approx (2.87 x 2.93 approx)

Double glazed window to the rear elevation. Double glazed doors to the rear elevation leading to the enclosed rear garden. Laminate flooring. A range of wall, base and drawer units with worksurfaces over, incorporating a sink and drainer unit with mixer tap. Integrated electric oven with 4 ring gas hob and a built-in cooker hood above. Sliding door leading to the family bathroom.

### Family Bathroom

Double glazed window to the rear elevation. Linoleum flooring. Tiled splash backs. Wall mounted heated towel rail. 3 piece suite comprising of a bath with an electric shower above, hand wash basin with hot and cold taps and a WC.

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Access the loft. Internal doors leading into bedroom 1, 2 and 3.

### Bedroom 1

11'4" x 14'4" approx (3.46 x 4.38 approx)

2 x Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Dado rail.

### Bedroom 2

7'10" x 12'7" approx (2.41 x 3.86 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 3

6'9" x 9'5" approx (2.07 x 2.89 approx )

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted boiler unit.

### Front of Property

To the front of the property there is pathway to the front entrance and a low maintenance garden with fencing surrounding.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area leading to a laid to lawn garden with shrubbery and fencing surrounding.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

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

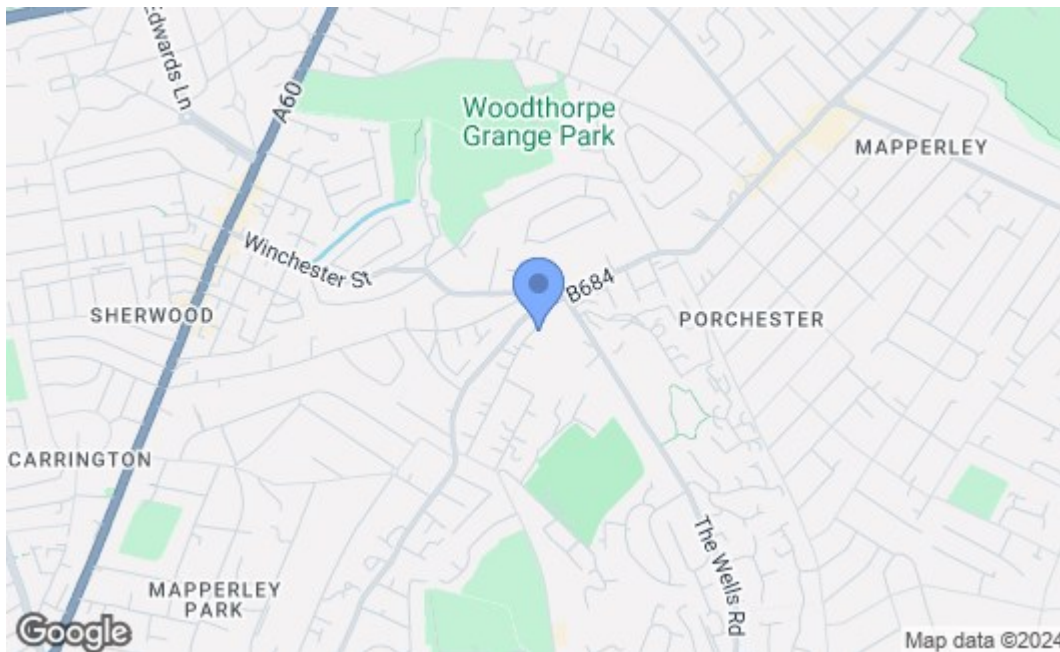
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.