



**Park Close
Mapperley, Nottingham NG3 5FB**

A THREE BEDROOM END TERRACE
PROPERTY SELLING WITH NO UPWARD
CHAIN.

Guide Price £200,000 Freehold



Price Guide £200,000 - £210,000

Robert Ellis are delighted to bring to the market this well-presented three-bedroom end-terrace property, ideally positioned in a quiet cul-de-sac in Mapperley.

This property offers a fantastic opportunity for first-time buyers, families, or those looking to downsize, combining convenient location with a low-maintenance lifestyle.

Situated in a peaceful residential street, the home benefits from on-street parking and a low-maintenance front garden. The location is superb, being just a short stroll to the ever-popular Mapperley Top, which boasts an array of bars, restaurants, and shops. It's also close to local supermarkets, schools, and excellent transport links, making it a practical and desirable choice.

The accommodation briefly comprises:

A welcoming entrance hall leading to a spacious living room, flowing through to a modern kitchen/diner at the rear. The kitchen opens onto the low-maintenance rear and side gardens, perfect for outdoor relaxation or entertaining.

Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom, offering ample space for growing families or guests.

The property offers a parking garage in separate parking block.

Offered to the market with NO UPWARD CHAIN, this charming home is ready for its next chapter.

Contact Robert Ellis today to arrange your viewing!



Front of Property

To the front of the property there is a pathway to the front entrance door with lawned front garden.

Entrance Hallway

5'4 x 5'1 approx (1.63m x 1.55m approx)

UPVC double glazed entrance door to the front elevation with fixed UPVC double glazed window to the side, ceiling light point, storage cupboard housing electrical consumer unit with additional shelving for further storage, panelled door leading through to living room.

Living Room

13'5 x 14'11 approx (4.09m x 4.55m approx)

UPVC double glazed picture window to the front elevation, wall mounted double radiator, ceiling light point, wall light point, carpeted staircase leading to the first floor landing, television aerial point, internal door leading through to kitchen diner.

Kitchen Diner

11'03 x 15'01 approx (3.43m x 4.60m approx)

A range of matching wall and base units with laminate work surfaces over incorporating a stainless steel sink and drainer unit with swan neck mixer tap over, tiled splashbacks, linoleum floor covering, integrated oven with ceramic hob above, space and point for freestanding fridge freezer, ample storage space, ceiling light point, UPVC double glazed window to the rear elevation with sliding UPVC double glazed patio door leading to rear garden, wall mounted double radiator, ample space for dining table.

First Floor Landing

Loft access hatch, ceiling light point, storage cupboard, panelled doors leading off to rooms.

Bedroom One

15'04 x 8'08 approx (4.67m x 2.64m approx)

UPVC double glazed picture window to the front elevation, ceiling light point, carpeted flooring, wall mounted radiator, ample space for fitted wardrobe.

Bedroom Two

8'9 x 9'7 approx (2.67m x 2.92m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point.

Bedroom Three

10'03 x 6' approx (3.12m x 1.83m approx)

This third double bed comprises UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Family Bathroom

6'8 x 6' approx (2.03m x 1.83m approx)

Three piece suite comprising P-shaped panelled bath with electric Triton shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, tiling to the floor, chrome heated towel rail, UPVC double glazed window to the rear elevation, recessed spotlights to ceiling, extractor fan.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area and large lawned area which stretches down the side length of the property.

Parking

The property offers a parking garage in separate parking block.

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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

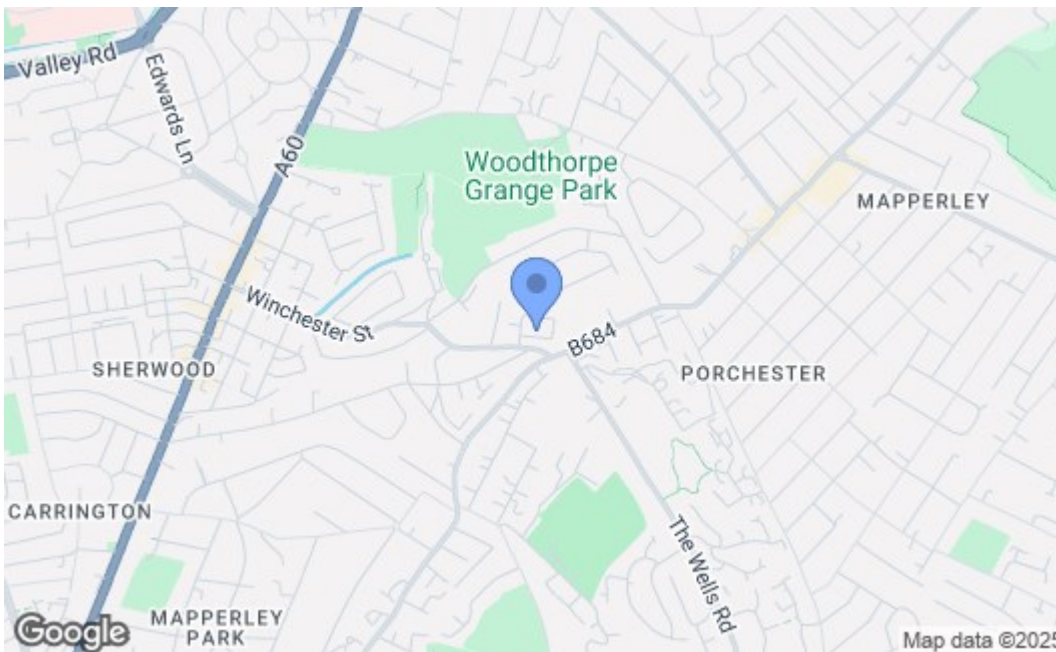
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.