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hucknall  
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NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**26 SANDFORD ROAD  
MAPPERLEY  
NOTTINGHAMSHIRE  
NG3 6AL**



**OFFERS IN THE REGION OF £250,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Good Sized Living Room
- Family Bathroom
- Large Garden
- Close To Local Amenities
- Viewing Highly Recommended

**26 SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE**

**This is an opportunity to purchase a three bedroom, semi detached property within an extremely popular location, within walking distance of Mapperley top and all of its amenities.**

Entrance door into:

**HALLWAY**

With stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light point.



**DINING ROOM**

**13'6" x 10'6" Double glazed window to the front, radiator, power and ceiling light points.**





**26 SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE**

**LOUNGE**

**14" x 10"** Double glazed window to the rear with views of the garden and panoramic view beyond, feature fireplace, radiator, power, ceiling and wall light points.



**KITCHEN/DINER**

**11" x 5'9"** Fitted with a range of wall and base units in a white and wood finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated electric oven, four ring gas hob, single drainer stainless steel sink with mixer tap, double glazed window to the side, baxi combi boiler, radiator, power and ceiling light points.



**26 SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE**

**LANDING**

Double glazed window to the side, access to all bedrooms and the family bathroom, power and ceiling light point.

**BEDROOM ONE**

14' x 10' With double glazed window to the rear, radiator, power and ceiling light points.



**BEDROOM TWO**

11'7" x 9'2" With double glazed window to the front, radiator, power and ceiling light point.



**26 SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE**

**BEDROOM THREE**

**6'9" x 8'9"** With double glazed window to the front, radiator, power and ceiling light points.



**BATHROOM**

**5'6" x 8"** White three piece suit comprising of a close coupled W.C., wash hand basin, panelled bath with shower over, double glazed opaque window, fully tiles walls, radiator and ceiling light point.

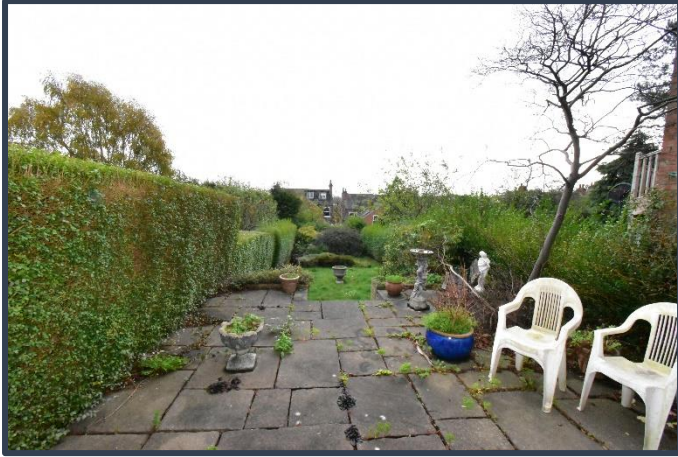




## 26 SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE

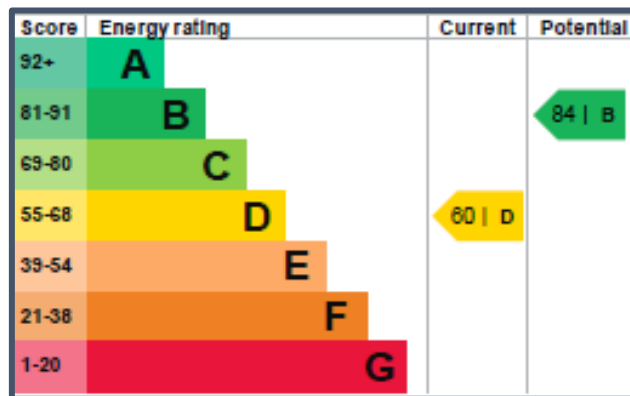
### OUTSIDE

To the rear of the property there is a large garden with a patio and beyond that there is a lawned area. The garden is enclosed with hedging and there are a number of mature shrubs. From the patio there is a door to basement storage where there is a window to the rear, power, light and a cold tap.



**26 SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE**

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – B

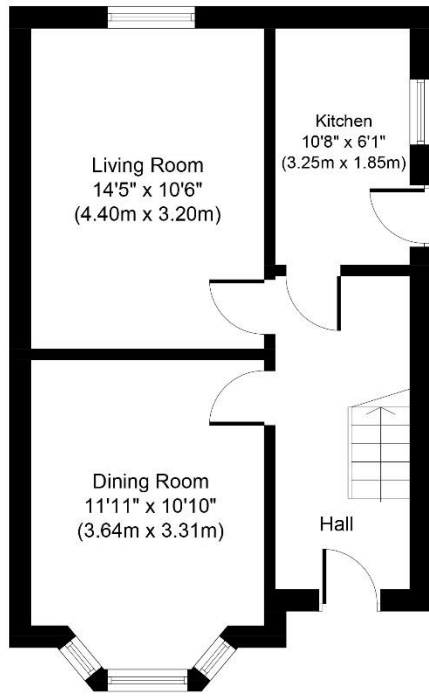
**Council Tax Band** – Gedling Borough Council

**Primary School** – Mapperley Plains Primary and Nursery School

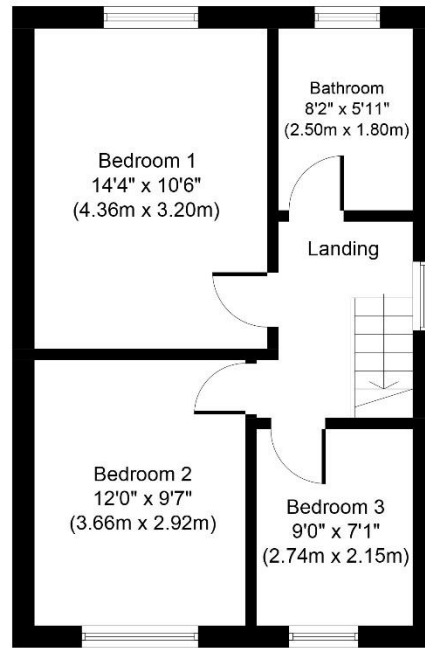
**Secondary School** – The Carlton Academy

**Stamp Duty on Asking Price:** N/A (Additional costs may apply if being purchased as a second property)

**FLOOR PLAN**



**Ground Floor**  
**Approximate Floor Area**  
**460 Sq. ft.**  
**(42.7 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**459 Sq. ft.**  
**(42.6 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## **26 SANDFORD ROAD, MAPPERLEY, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.