



28 Daisy Road, Mapperley, NG3 6HH

£230,000

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# 28 Daisy Road Mapperley, NG3 6HH

- In need of modernisation
- Lovely rear garden
- Kitchen & downstairs bathroom
- Three bedrooms
- Two reception rooms
- Two bay cellar

**HUGE POTENTIAL!!** A charming period three-bedroom detached house in need of modernisation. Located just off Porchester Road with a beautiful rear garden, two reception rooms and an open fire!

**£230,000**



## Overview

The accommodation consists of a central entrance hallway with reception rooms on either side. The sitting/dining room has an open fire and access to the rear kitchen and downstairs bathroom and also down to the two-bay cellar which has florescent lighting. The living room has an adjoining lean-to with access to the lovely mature rear gardens, and upstairs there are three well-proportioned double bedrooms. The property also has majority UPVC double glazing and gas central heating with a Vaillant combination gas boiler installed in 2016.

## Entrance Hall

With UPVC double-glazed front entrance door, central stairs leading up to the first-floor landing and doors to both reception rooms.

## Lounge

Brick fireplace with side shelving, large mantle and quarry-tiled hearth. UPVC double-glazed front window, radiator and double doors to the lean-to.



### Lean-To

With shelved cupboard, light, power and double-glazed sliding patio door to the rear garden.

### Sitting/Dining Room

Brick fireplace with open grate fire and quarry tiled hearth, timber mantle and fitted shelving and base cupboards on either side of the chimney breast which also house the gas meter. UPVC double glazed front window, radiator, door and stairs leading down to the cellar and door through to the kitchen.

### Kitchen

A range of wall and base units with timber doors and marble effect worktops with electric oven and four ring gas hob with filter hood. Radiator, inset one-and-a-half bowl stainless steel sink unit and drainer, wall-mounted Vaillant combination gas boiler installed in 2016, UPVC double glazed window and door to the rear garden and door to the bathroom

### Bathroom

Consisting of a cast iron bath with electric shower and tiled surround, pedestal washbasin and toilet. Radiator, plumbing for washing machine and two UPVC double-glazed rear window.

### First Floor Landing

With loft access and an arched window to the front.

### Bedroom 1

UPVC double glazed front window and radiator.

### Bedroom 2

UPVC double glazed front window, radiator and large walk-in shelved cupboard.

### Bedroom 3

UPVC double glazed rear window and radiator.

### Outside

There is a small front garden with wrought iron railings and a central pedestrian gate. To the side, a public footpath has gated access leading to the rear, where there is a paved patio, attached brick potting shed, outside wall light and tap. A path leads to the lawn which has established and shaped borders with a variety of fruit trees, including apple and pear, a large garden shed, greenhouse and enclosed with a majority privet hedge perimeter.

### Material Information



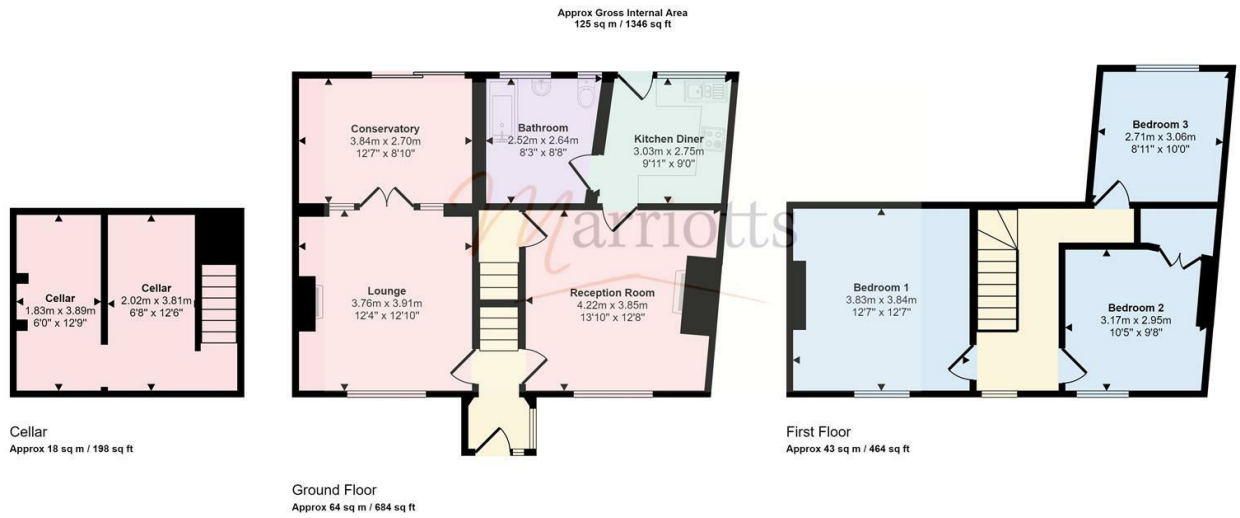




TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band C  
PROPERTY CONSTRUCTION: Solid Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: Low  
ASBESTOS PRESENT: N/K  
ANY KNOWN EXTERNAL FACTORS: N/K  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: OVO Energy  
MAINS ELECTRICITY PROVIDER: OVO Energy  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level front and rear access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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