

# HoldenCopley

PREPARE TO BE MOVED

Chiltern Way, Bestwood Park, Nottinghamshire NG5 5NP

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**Guide Price £180,000**

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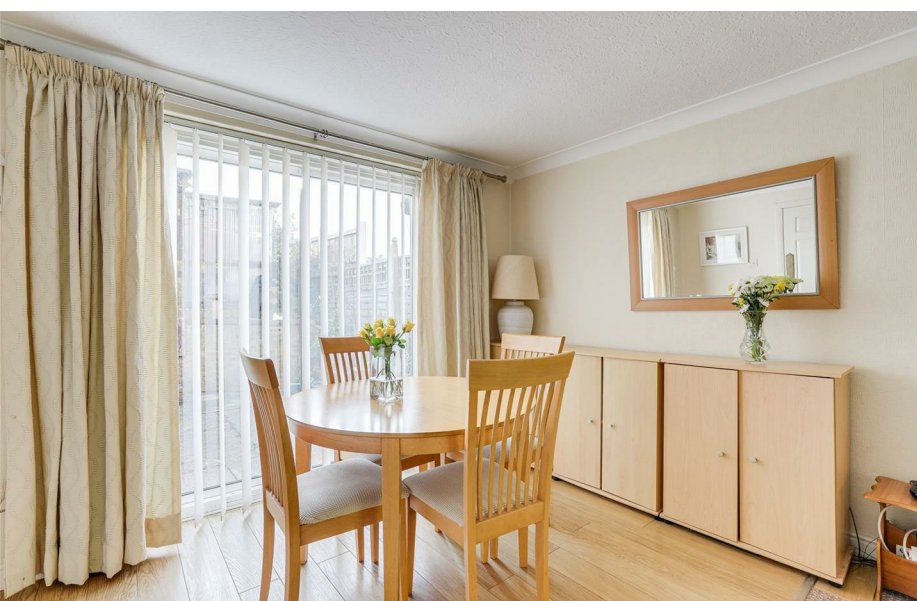
GUIDE PRICE £180,000 - £200,000

NO UPWARD CHAIN...

Introducing this three-bedroom semi-detached house to the market, offering a seamless blend of comfort and potential. Boasting no upward chain, this property allows new buyers the freedom to infuse their personal touch into the home. The ground floor welcomes you with an inviting entrance, leading to a generously sized living/dining room that sets the stage for relaxation and entertainment. The fitted kitchen ensures convenience in culinary pursuits. The first floor reveals three bedrooms, providing versatile spaces for rest or productivity, complemented by a three-piece shower room for added convenience. Outside, to the front of the property there is access to on-street parking, ensuring ease of access and to the rear is a low-maintenance private enclosed garden—a tranquil haven for outdoor enjoyment. Also to the rear of the property, there is ample off-road parking. Nestled in a popular location, this residence is conveniently situated with easy access to various local amenities, regular transport links and great schools, making it an ideal choice for families and professionals alike.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Three-Piece Shower Room
- Private Enclosed Low-Maintenance Garden
- Ample Off-Road Parking To The Rear
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

8'9" x 3'8" (2.69m x 1.13m )

The entrance hall has carpeted flooring, a fitted storage cupboard, a radiator and a single UPVC door providing access into the accommodation

### Living/Dining Room

22'4" 11'3" (max) (6.83m 3.44m (max))

The living/dining room has part carpeted and part wooden flooring, a wall-mounted feature fireplace, a TV point, two radiators, coving to the ceiling, a UPVC double-glazed window to the front elevation and a UPVC glass sliding door providing access to the rear garden

### Kitchen

18'2" x 7'8" m (max) (5.55m x 2.35 m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated microwave, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, an open access storage cupboard, a vertical radiator, tiled splashback, tiled flooring, recessed spotlights, two UPVC double glazed windows to the side elevation and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

9'8" x 8'10" (max) (2.97m x 2.71m (max))

The landing has carpeted flooring, an in-built storage cupboard and provides access to the loft and first floor accommodation

### Bedroom One

11'5" x 10'0" (max) (3.49m x 3.07m (max))

The main bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bedroom Two

11'3" x 10'7" (max) (3.44m x 3.24m (max))

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

11'5" x 8'10" (max) (3.50m x 2.71m (max))

The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Shower Room

7'8" x 7'2" (max) (2.36m x 2.20m (max))

The shower room has a low-level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with an electric wall-mounted shower fixture, a radiator, tiled walls and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property there is a low-maintenance brick walled garden with a range of plants and shrubs and gated access to the rear garden

### Rear

To the rear of the property is a low-maintenance private enclosed garden with an outdoor tap, panelled fencing and apple off-road parking

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

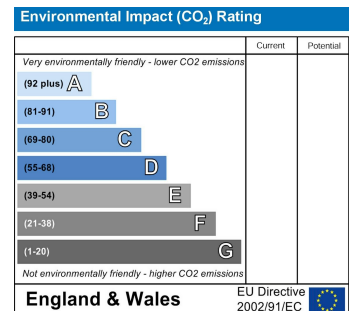
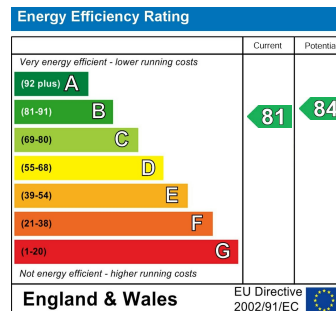
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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