

# HoldenCopley

PREPARE TO BE MOVED

Eversley Walk, Bestwood Park, Nottinghamshire NG5 5NL

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Guide Price £160,000 - £180,000



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Guide Price £160,000 - £170,000

NO UPWARD CHAIN...

This semi-detached house is an ideal canvas for a growing family eager to customise their new home. Nestled in a popular location with close proximity to local amenities, including shops, schools, and eateries, this property also offers excellent transport links. The ground floor welcomes you with a hallway leading to a spacious living/dining room adorned with French doors opening to the rear garden. A fitted kitchen complements the living space. Ascending to the first floor reveals two double bedrooms and an additional smaller room, perfect for a study or a child's room, accompanied by a three-piece bathroom suite. Outside, the front boasts a large garden with a lawn, planted borders, and a hedge with wrought iron boundaries and gated access. To the rear, a tiered garden awaits with raised borders, a seating area, and a fence panelling boundaries.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living/Dining Room
- Good-Sized Fitted Kitchen
- Three-Piece Bathroom Suite
- Generous-Sized Garden
- Close To Local Amenities
- Plenty Of Potential
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

8'7" x 3'8" (max) (2.64m x 1.12m (max))

The entrance hall has carpeted flooring, a radiator, an in-built base cupboard, and a single UPVC door providing access into the accommodation.

### Living/Dining Room

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

The living/dining room has a UPVC double glazed window to the front elevation, a TV point, a radiator, a serving hatch, space for a dining table, a feature fireplace with a stone-effect surround, wood-effect mantelpiece and a tiled hearth, carpeted flooring, and double French doors opening out to the rear garden.

### Kitchen

18'4" x 7'8" (max) (5.61m x 2.35m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a freestanding cooker, space for a fridge freezer, a wall-mounted boiler, a radiator, an understairs cupboard, two UPVC double glazed windows to the side and rear elevation, and a single door providing access into the rear garden.

## FIRST FLOOR

### Landing

9'7" x 8'9" (max) (2.93m x 2.68m (max))

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

### Bedroom One

11'7" x 10'4" (max) (3.54m x 3.15m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

### Bedroom Two

11'4" x 10'7" (max) (3.46m x 3.23m (max))

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

### Bedroom Three

11'7" x 5'8" (3.54m x 1.74m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

### Bathroom

7'9" x 7'3" (max) (2.37m x 2.22m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a tiled bath with a wall-mounted electric shower fixture, a radiator, flooring-to-ceiling tiling, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a good-sized garden with a lawn, planted border, hedge and wrought iron boundary with gated access to the rear.

### Rear

To the rear of the property is a tiered garden with raised borders, a patio seating area, a shed, and with fence panelling boundary.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the direct gov 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.

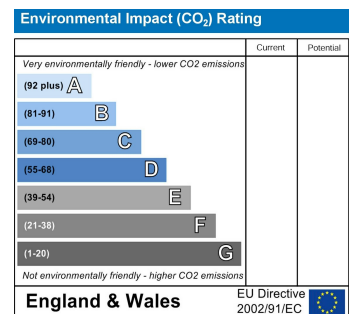
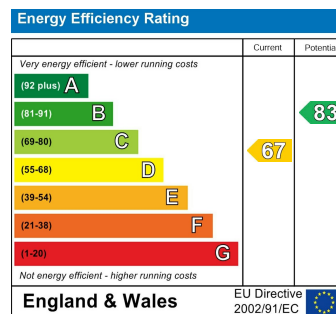
The vendor has advised the following:

Property Tenure is Freehold

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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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