

# HoldenCopley

PREPARE TO BE MOVED

Queens Bower Road, Bestwood Park, Nottinghamshire NG5 5RT

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**Guide Price £180,000 - £190,000**

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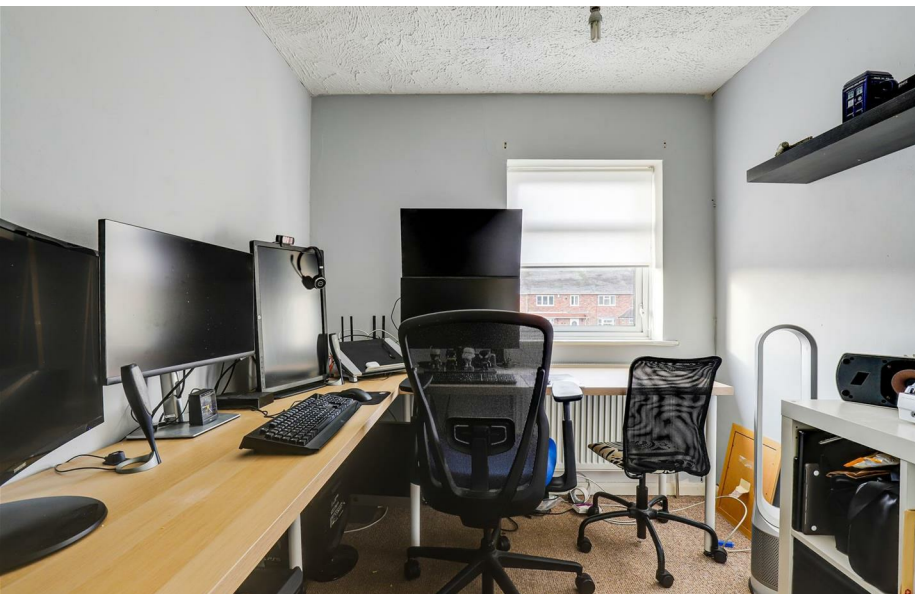
GUIDE PRICE £180,000 - £190,000

SPACIOUS MID-TERRACED HOUSE...

Discover the untapped potential of this charming three-bedroom mid-terraced house, offering a blank canvas for you to infuse your personal style and create the home of your dreams. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room, perfect for family gatherings and entertaining guests. The fitted kitchen provides the foundation for culinary delights, complemented by a convenient utility room. Ascend to the first floor to find three bedrooms awaiting your personal touch, accompanied by a three-piece bathroom suite. Outside, the front boasts a convenient driveway, while the rear unveils a private enclosed garden, an ideal space for relaxation and outdoor activities. Situated in a central location within close proximity to a range of shops, eateries and excellent transport links into Nottingham City Centre as well as being in catchment of great schools. Embrace the opportunity to shape this property into your perfect haven, combining comfort and style in a desirable location.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- Driveway
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'1" x 3'5" (1.27m x 1.06m)

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

### Living Room

14'7" x 13'11" (4.45m x 4.26m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation

### Kitchen

9'6" x 12'5" (2.90m x 3.79m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space and plumbing for a washing machine and tumble dryer, space and plumbing for a dishwasher, space for a dining table, tiled splashback, a radiator and a UPVC double glazed window to the rear elevation

### Utility Room

4'11" x 9'4" (1.52m x 2.86m)

The utility room has space for a fridge freezer, a radiator and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

7'7" x 7'10" (2.33m x 2.39m)

The landing has carpeted flooring and provides access to the loft and first floor accommodation

### Master Bedroom

9'10" x 12'10" (3.02m x 3.92m)

The master bedroom has a large mirrored fitted wardrobe, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Two

9'6" x 10'9" (2.92m x 3.29m)

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

### Bedroom Three

9'10" x 7'7" (3.01m x 2.33m)

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

### Bathroom

5'6" x 8'0" (1.68m x 2.44m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with an electric shower fixture, a shower screen, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking

### Rear

To the rear of the property is a private enclosed garden with a lawn, a rockery, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

## 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.

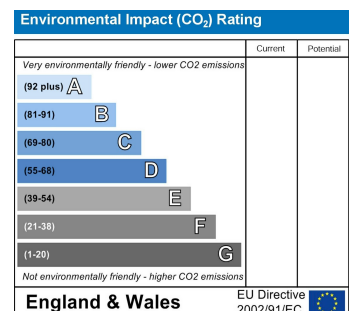
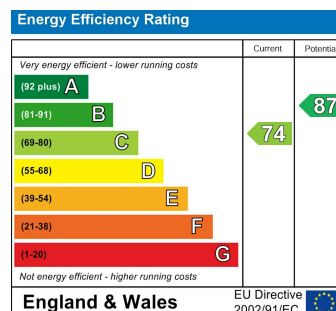
The vendor has advised the following:

Property Tenure is Freehold

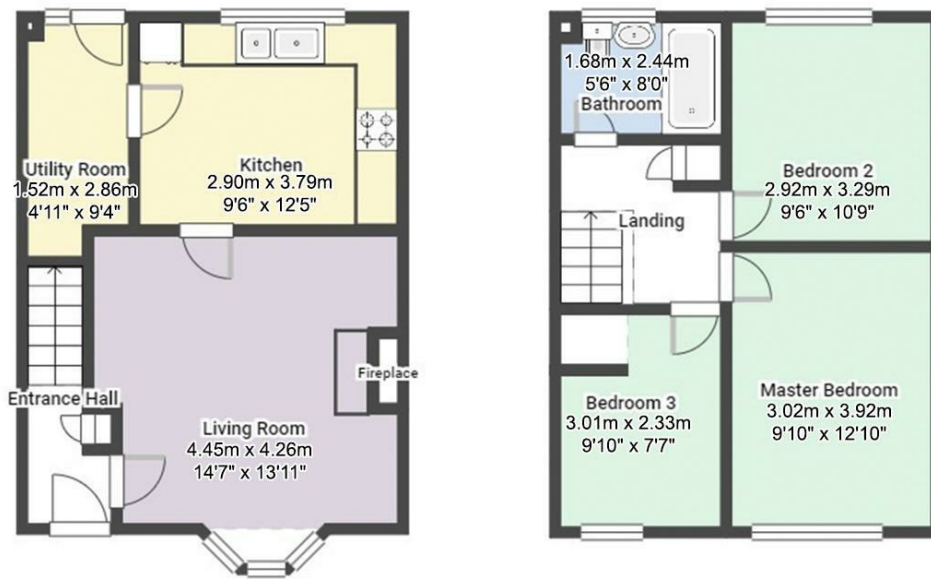
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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