

HoldenCopley

PREPARE TO BE MOVED

Millidge Close, Bestwood, Nottinghamshire NG5 5UU

Guide Price £190,000

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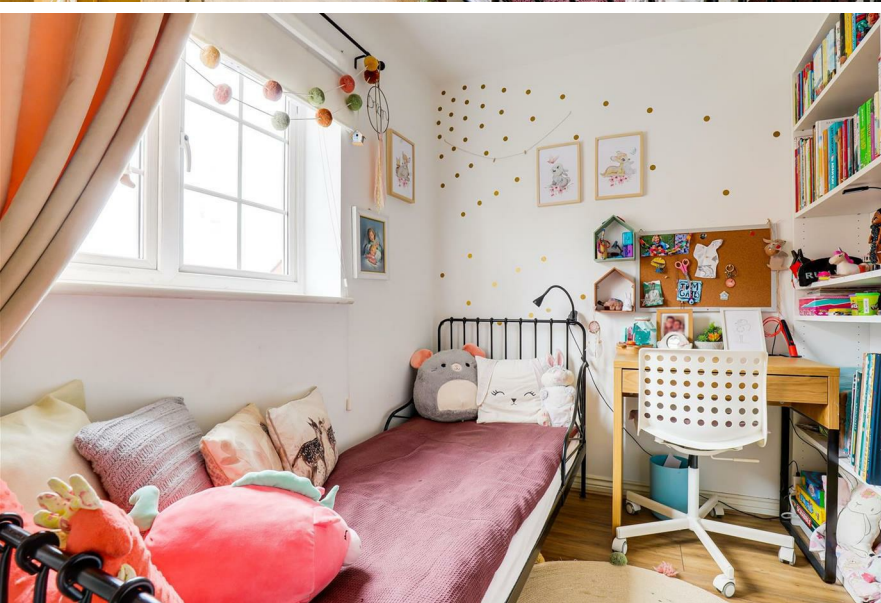
GUIDE PRICE £190,000 - £200,000

WELL-PRESENTED THROUGHOUT...

Nestled in a convenient and sought-after location, this three-bedroom end-terraced house presents an ideal haven for any growing family or first-time buyer. Just a short stroll from Nottingham City Hospital, the residence boasts easy access to various local amenities and excellent transport links into the City Centre. As you step through the front composite door, you are greeted by an inviting entrance hall leading to a well-appointed W/C, a generously sized living room, a modern fitted kitchen diner, and a delightful conservatory, providing a seamless blend of contemporary living spaces. Ascending to the first floor reveals three good-sized bedrooms, offering comfort and privacy, accompanied by a bathroom suite. For added convenience, there is access to a boarded loft, providing ample storage space. Outside, the property features off-road parking at the rear for two cars, complemented by a private enclosed garden. This outdoor oasis includes two decking areas, perfect for al fresco dining or relaxation, a secure shed for storage, and a lush lawn. With its strategic location and well-designed interior, this residence promises a harmonious blend of comfort, accessibility, and style for its fortunate occupants.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen Diner
- Conservatory
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Storage Space
- Off-Road Parking For Two Cars
- Private Enclosed Garden





GROUND FLOOR

Entrance Hall

6'10" x 3'2" (2.10m x 0.99m)

The entrance hall has wood-effect flooring, a wall-mounted consumer unit, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

5'5" x 2'11" (1.67m x 0.91m)

This space has a low level flush W/C, a radiator, a pedestal wash basin, tiled splashback, and a UPVC double-glazed window to the front elevation.

Living Room

13'3" x 12'5" (4.04m x 3.81m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, a TV point, and double doors leading into the kitchen diner.

Kitchen Diner

8'11" x 15'8" (2.74m x 4.78m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tiled splashback, vinyl flooring, a UPVC double-glazed window to the rear elevation, and open plan to the dining area, which has wood-effect flooring, a radiator, a wall-mounted Worcester combi-boiler, an in-built under stair cupboard, and double French doors opening into the conservatory.

Conservatory

7'10" x 8'2" (2.40m x 2.50m)

The conservatory has tiled flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

5'10" x 8'11" (1.80m x 2.73m)

The landing has a UPVC double-glazed window to the side elevation, wood-effect flooring, an in-built cupboard, access to the boarded loft, and provides access to the first floor accommodation.

Master Bedroom

12'4" x 8'9" (3.76m x 2.67m)

The main bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

Bedroom Two

6'9" x 9'11" (2.07m x 3.03m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Bedroom Three

8'7" x 6'9" (2.62m x 2.06m)

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

Bathroom

5'6" x 6'7" (1.68m x 2.01m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, a radiator,

partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the side of the property is a driveway with access to off-road parking for two vehicles towards the rear.

Rear

To the rear of the property is a private enclosed garden with a lawn, two decking areas, a secure shed for extra storage, a range of plants and shrubs, fence panelled boundaries, and gated access.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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:

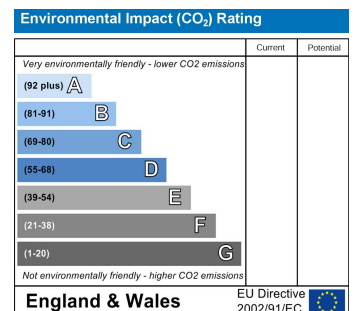
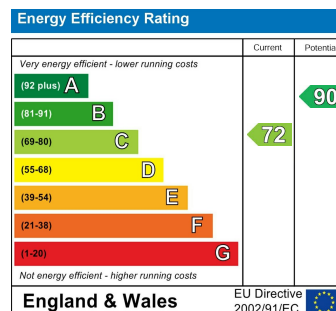
Property Tenure is Freehold

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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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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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