

# HoldenCopley

PREPARE TO BE MOVED

Chisholm Way, Bestwood, Nottinghamshire NG5 5JY

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£180,000

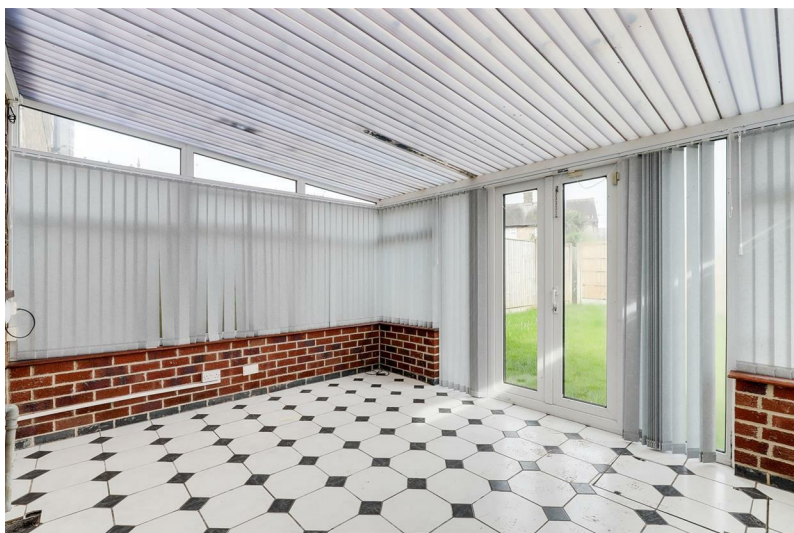
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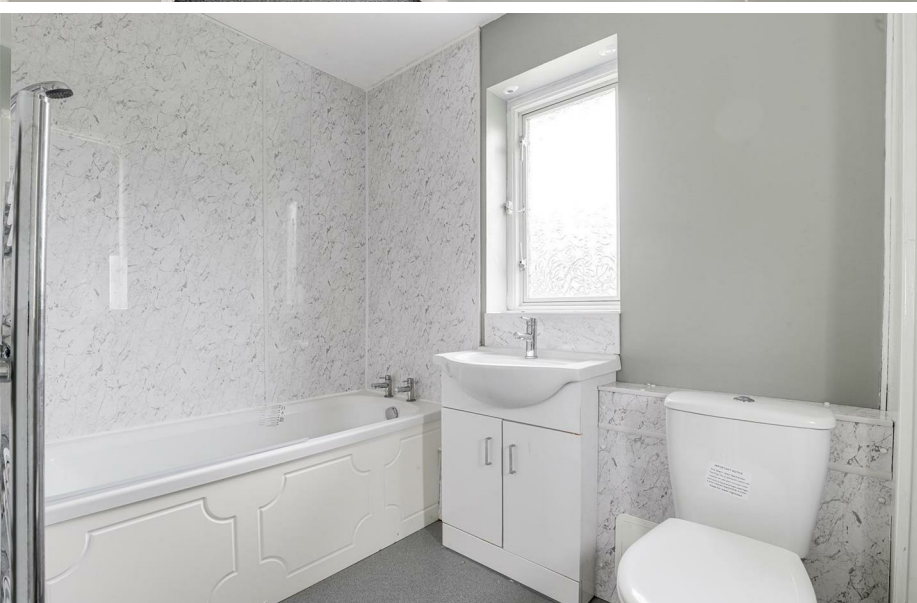
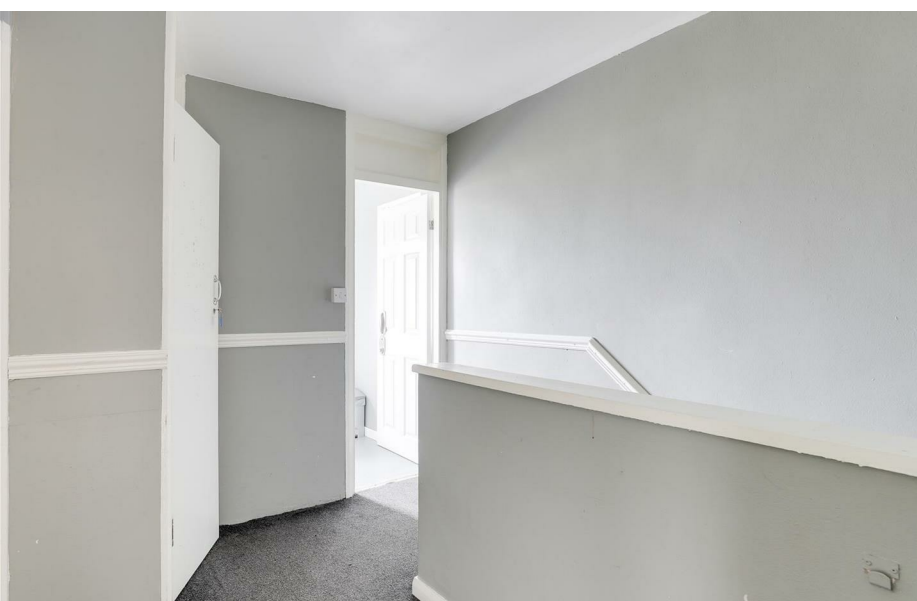


## NO UPWARD CHAIN...

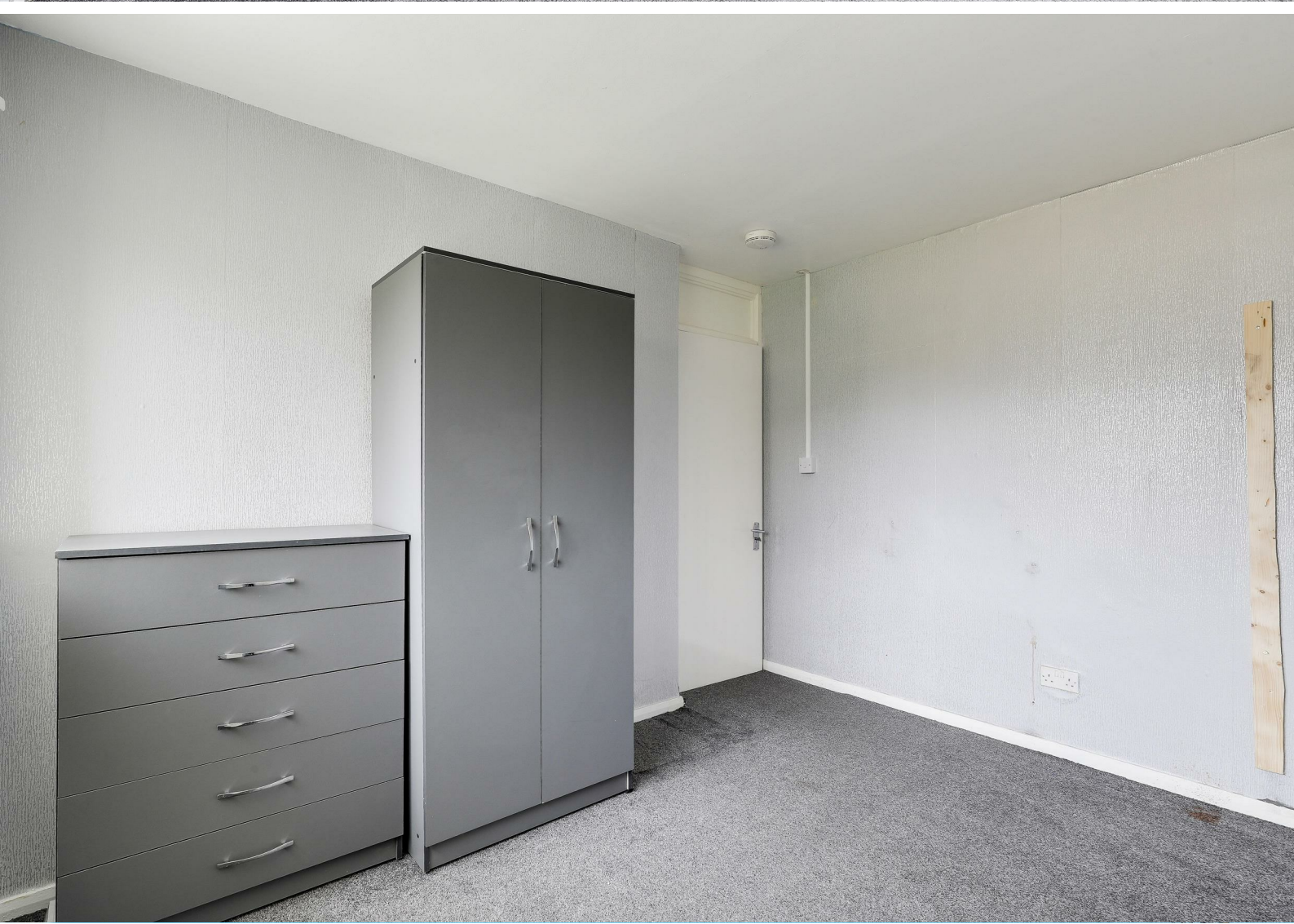
Nestled in a vibrant community with an abundance of conveniences at its doorstep, this end terrace house presents a prime opportunity for those seeking both comfort and potential. Located in close proximity to local amenities such as shops and schools, and boasting excellent transport links into Nottingham City Centre, this residence offers a lifestyle of ease and accessibility. Stepping through the entrance hall, you're greeted by a sense of space and possibility. The spacious living room beckons, while the fitted kitchen and utility room provide practicality for daily routines. A conservatory, adorned with sunlight streaming through its windows, extends the living space seamlessly and offers access to the rear garden through patio doors, creating a perfect harmony between indoor and outdoor living. Conveniently, a ground floor W/C adds to the functionality of the home. Ascending to the first floor reveals three bedrooms, each offering a cosy retreat, along with a well-appointed three-piece bathroom suite, promising relaxation after a long day. Outside, the property has a lawn at the front and an enclosed rear garden boasting greenery and privacy.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen & Utility Room
- Conservatory
- Three-Piece Bathroom Suite & Separate W/C
- Plenty Of Potential
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Hallway

5'10" x 4'1" (1.80 x 1.27)

The hallway has carpeted flooring, a dado rail, an in-built cupboard, and a UPVC double glazed window providing access into the accommodation.

### Living room

14'7" x 14'0" (4.47 x 4.28)

The living room has a window to the front elevation, a radiator, a stone fireplace surround, and carpeted flooring.

### Kitchen

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

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, an extractor fan, a wall-mounted fire blanket, tiled splashback, wood-effect flooring, and a window to the rear elevation.

### Utility

5'10" x 4'11" (1.79 x 1.51)

The utility room has a UPVC double glazed to the side elevation, a worktop, space for a tumble dryer, wood-effect flooring, and a UPVC double glazed window to the conservatory.

### W/C

4'11" x 3'3" (1.52 x 1.00)

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, an extractor fan, a wall-mounted boiler, and wood-effect flooring.

### Conservatory

14'0" x 10'10" (4.27 x 3.31)

The conservatory has vinyl flooring, a wall-mounted light fitting, a UPVC double glazed window surround, a Polycarbonate roof and patio doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a dado rail, access into the loft, and access to the first floor accommodation,

### Master Bedroom

12'11" x 10'0" (3.96 x 3.06)

The main bedroom has a window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Two

10'9" x 10'0" (3.28 x 3.05)

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

### Bedroom Three

9'11" x 7'8" (3.03 x 2.34)

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

### Bathroom

8'2" x 5'4" (2.51 x 1.65)

The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, partially waterproof walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a lawn and access to the rear garden

### Rear

To the rear of the property is an enclosed rear garden with lawn, and fence panelled boundary,

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

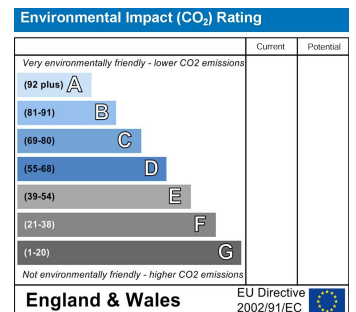
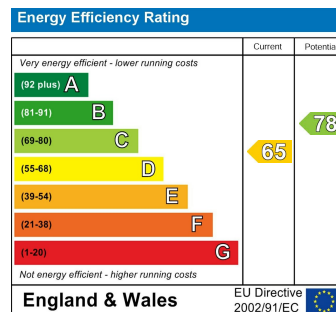
The vendor has advised the following:

Property Tenure is Freehold

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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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