

# HoldenCopley

PREPARE TO BE MOVED

Bestwood Park Drive, Bestwood, Nottinghamshire NG5 5QR

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**Guide Price £170,000 - £180,000**



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NO UPWARD CHAIN...

This three-bedroom semi-detached house offers deceptively spacious accommodation, making it an appealing choice for a variety of buyers. Located in a sought-after area, the property is within close proximity to numerous local amenities, including the scenic Bestwood Country Park, shops, excellent transport links and great school catchments. Upon entering the house, you are welcomed by an entrance hall that leads to a spacious living room, perfect for relaxation and entertaining. The fitted kitchen is equipped with ample storage and counter space. Adjacent to the kitchen is a convenient utility room, adding to the practicality of the home. The first floor boasts three well-proportioned bedrooms, each offering a cozy and comfortable space. The two-piece bathroom suite is complemented by a separate W/C, providing convenience for the household. Additionally, there is access to a boarded loft, offering ample additional storage space. Externally, the property features a front driveway, providing off-street parking. To the rear, a private south-facing garden awaits, featuring a patio area perfect for outdoor dining and entertaining, as well as a well-maintained lawn ideal for gardening enthusiasts or children to play. This outdoor space provides a tranquil retreat, perfectly complementing the interior of this lovely home.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Two Piece Bathroom Suite
- Separate W/C
- Private South Facing Rear Garden
- Driveway
- Leased Solar Panels











## GROUND FLOOR

### Entrance Hall

7'2" x 3'8" (2.20m x 1.12m)

The entrance hall has carpeted flooring and stairs, built-in cupboards, a radiator, a dado rail and a single UPVC door providing access into the accommodation.

### Living Room

22'4" x 11'1" (6.82m x 3.38m)

The living room has two UPVC double-glazed windows to the front and rear elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, a dado rail and coving.

### Kitchen

7'9" x 10'9" (2.38m x 3.28m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a stainless steel sink with a drainer, an electric hob with an extractor fan, space for a fridge, carpeted flooring, tiled walls, a UPVC double glazed window to the rear elevation and a single UPVC door providing access out to the garden.

### Utility Room

6'10" x 5'6" (2.10m x 1.68m)

The utility room has fitted base and wall units, a built-in storage cupboard, space and plumbing for a washing machine and tiled flooring and walls.

## FIRST FLOOR

### Landing

2'10" x 9'6" (0.87m x 2.90m)

The landing has carpeted flooring, a built-in cupboard, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

11'8" x 10'2" (3.56m x 3.12m)

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

### Bedroom Two

10'5" x 11'1" (3.19m x 3.38m)

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

### Bedroom Three

11'8" x 5'7" (3.58m x 1.71m)

The third bedroom has a UPVC double-glazed window to the front elevation, fitted wardrobes and over the head cupboards, wood-effect flooring, a dado rail, a radiator, a built-in cupboard and coving.

### Bathroom

7'1" x 4'9" (2.18m x 1.45m)

The bathroom has a pedestal wash basin, a fitted shower enclosure with an electric shower, a grab handle, two towel rails, a heated towel rail, tile-effect flooring, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

### W/C

7'1" x 2'6" (2.18m x 0.77m)

This space has a low level flush W/C, tile-effect flooring, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway with the availability to park two vehicles.

### Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a patio area, a lawn, a greenhouse, a shed and various plants and shrubs.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Lease on solar panels prevents building in front off south facing roof

Other Material information – This property benefits from leased solar panels, with the savings being reimbursed to the electricity company

## 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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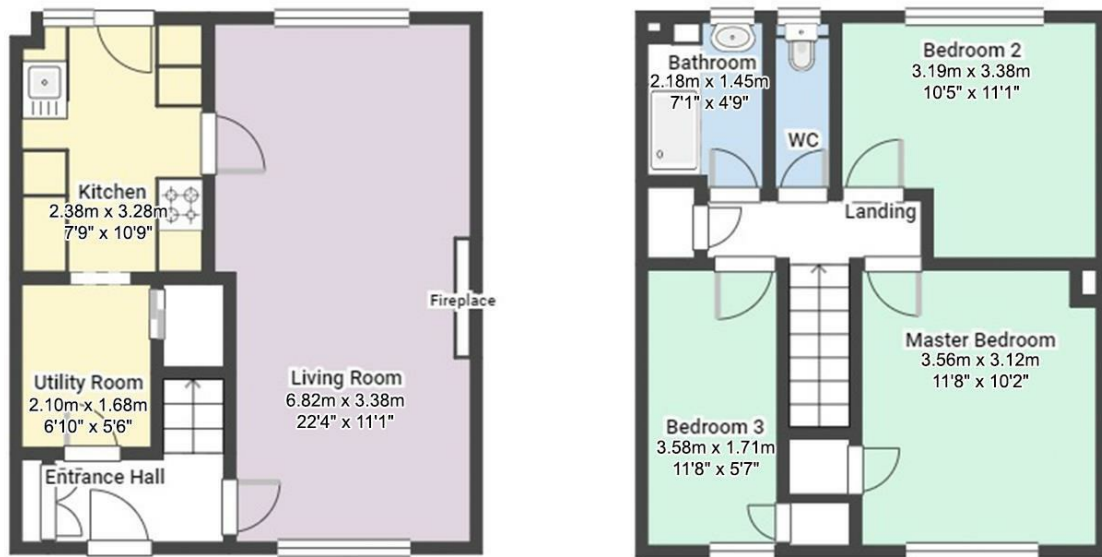
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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