

HoldenCopley

PREPARE TO BE MOVED

Belleville Drive, Bestwood Park, Nottinghamshire NG5 5PL

£190,000

Belleville Drive, Bestwood Park, Nottinghamshire NG5 5PL



IDEAL FOR FIRST TIME BUYERS...

This three-bedroom mid-terrace house is an ideal starter home for first-time buyers. Nestled in a sought-after location, this property is conveniently close to a range of local amenities including the scenic Bestwood Country Park, a variety of shops, excellent transport links and great school catchments. As you enter the property, you are greeted by an entrance hall that leads into a spacious living room, perfect for relaxation and entertaining. The ground floor also features a modern fitted kitchen/diner, offering ample space for family meals and gatherings. The first floor comprises three well-proportioned bedrooms, each providing comfortable living space. A three-piece bathroom suite completes the upstairs. Additionally, there is access to the loft, offering valuable extra storage space. Externally, the property boasts a driveway at the front, ensuring convenient off-street parking. To the rear, a private garden awaits, featuring a well-maintained lawn and a patio area, ideal for outdoor dining and leisure. This delightful home combines practicality and convenience, making it perfect for those looking to step onto the property ladder.

MUST BE VIEWED





- Terrace House
- Three Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Driveway
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'3" x 4'2" (max) (1.91m x 1.28m (max))

The entrance hall has wood-effect flooring, a carpeted stair runner, a built-in storage cupboard, a radiator and a single door providing access into the accommodation.

Living Room

14'7" x 13'10" (max) (4.46m x 4.23m (max))

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

Kitchen/Diner

17'10" x 9'6" (max) (5.45m x 2.90m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, an electric hob, an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled and wood-effect flooring, partially tiled walls, a radiator, space for a dining table set, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

7'8" x 7'7" (max) (2.34m x 2.32m (max))

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

Master Bedroom

13'1" x 10'0" (max) (3.99m x 3.05m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and fitted mirrored sliding wardrobes.

Bedroom Two

10'7" x 9'11" (max) (3.24m x 3.04m (max))

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

Bedroom Three

10'0" x 7'8" (max) (3.05m x 2.34m (max))

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

Bathroom

8'2" x 5'6" (max) (2.49m x 1.68m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with with a mains-fed hand-held shower and an electric shower, a glass shower screen, grab handles, vinyl flooring, partially tiled walls, a chrome heated towel rail and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio, a lawn and various shrubs and plants.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material information – 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.

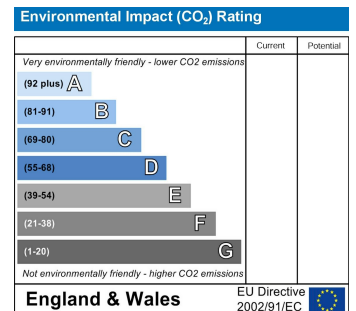
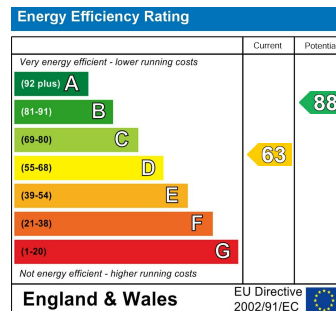
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk