

HoldenCopley

PREPARE TO BE MOVED

Mildenhall Crescent, Bestwood Park, Nottinghamshire NG5 5RS

£210,000

Mildenhall Crescent, Bestwood Park, Nottinghamshire NG5 5RS

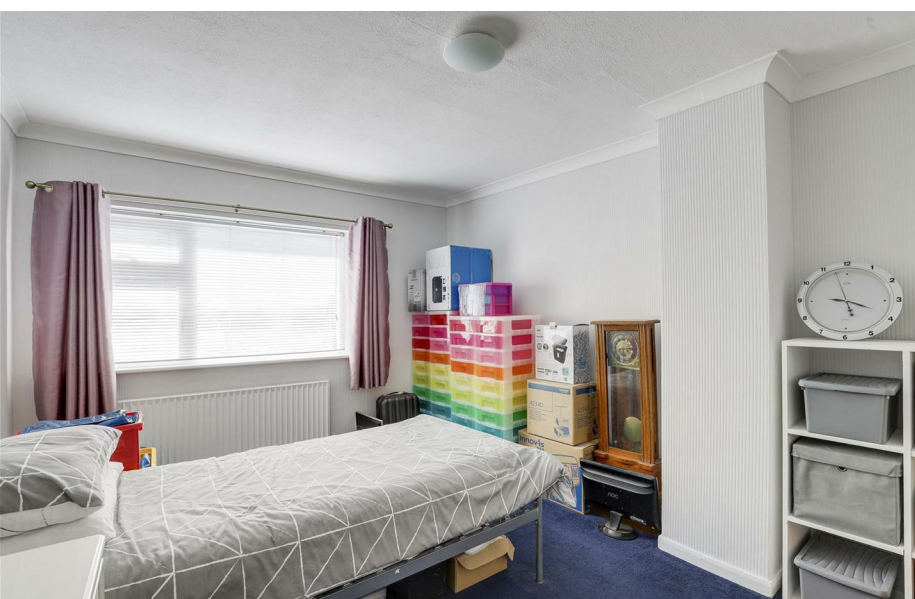


IDEAL FOR FIRST TIME BUYERS...

We are delighted to introduce this three-bedroom semi-detached house, ideal for first-time buyers. Situated within close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments, this property offers both convenience and comfort. The ground floor features a living room, perfect for relaxation and entertaining. Adjacent to the living room is a well-appointed fitted kitchen with modern appliances and ample storage, making meal preparation a pleasure. The first floor comprises three well-proportioned bedrooms, providing ample space for a growing family or guests. The three-piece bathroom suite ensures comfort and functionality. Externally, the property boasts a driveway at the front, providing convenient off-road parking. The rear of the property offers a private garden designed for low maintenance, featuring a patio area, artificial lawn, a gazebo and a shed for additional storage. This semi-detached house combines modern living with an excellent location, making it an ideal choice for first-time buyers.

MUST BE VIEWED





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





GROUND FLOOR

Entrance

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

Living Room

14'7" x 13'11" (4.45m x 4.25m)

The living room has a UPVC double-glazed window to the front elevation, a radiator, carpeted flooring, two wall-mounted light fixtures, a feature fireplace with a decorative surround and coving.

Kitchen

17'11" x 9'5" (5.47m x 2.89m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, dishwasher, fridge-freezer and washing machine, an electric hob with an extractor fan, a stainless steel sink and a half with a drainer, tile-effect and carpeted flooring, a radiator, a wall-mounted boiler, a built-in cupboard, partially tiled walls, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

12'11" x 10'0" (3.95m x 3.05m)

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

Bedroom Two

10'9" x 9'6" (3.28m x 2.92m)

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

Bedroom Three

10'0" x 7'6" (3.05m x 2.31m)

The third bedroom has a UPVC double-glazed window to the side elevation, a radiator, carpeted flooring and coving.

Bathroom

7'11" x 5'5" (2.43m x 1.66m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with an electric shower, tile-effect flooring, a chrome heated towel rail, a radiator, tiled flooring, partially tiled walls, fitted cupboards and two UPVC double-glazed windows to the rear and side 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 artificial lawn, decorative stones, various plants, a patio, a gazebo and a shed.

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 4G, most 3G & 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 Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough 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.

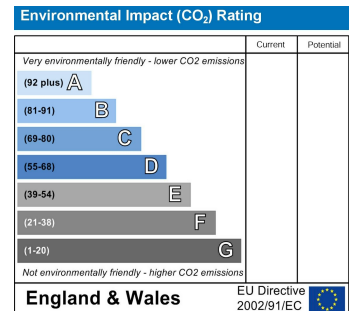
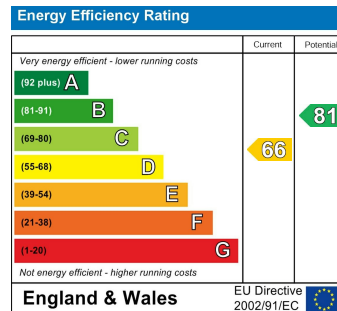
The vendor has advised the following:

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.



Mildenhall Crescent, Bestwood Park, Nottinghamshire NG5 5RS



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

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.