

HoldenCopley

PREPARE TO BE MOVED

Belsay Road, Bestwood, Nottinghamshire NG5 5ND

£200,000

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NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, an ideal blank canvas for you to create your dream home. With no upward chain, this property is perfectly situated in a popular location, close to a variety of local amenities including shops, eateries, schools, and excellent commuting links. The ground floor features a welcoming entrance hallway providing access to the main living areas. The spacious reception room is bright and airy, perfect for relaxation and entertaining. The fitted kitchen is ready for your culinary needs, and the versatile utility room offers additional storage or laundry needs. On the first floor, you will find two double bedrooms, both featuring fitted wardrobes for ample storage, and a single bedroom ideal for a child's room, home office, or guest room. The three-piece bathroom suite caters to the needs of the household. Outside, the front garden boasts a block-paved driveway offering off-road parking, double-gated access to additional parking, and a gravel garden adorned with a range of plants and shrubs, enhancing the property's kerb appeal. The enclosed, low-maintenance rear garden features a patio seating area, complemented by plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Lounge Diner

22'4" x 11'3" (6.83m x 3.44m)

The lounge diner has laminate wood-effect flooring, two radiators, a dado rail, ceiling coving, a feature fireplace and two UPVC double-glazed windows to the front and rear elevation.

Kitchen

10'10" x 7'7" (3.31m x 2.33m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a mixer tap, an integrated gas hob, oven & extractor fan, space and plumbing for a washing machine, a radiator, partially tiled walls, tiled flooring and two UPVC double-glazed windows to the side and rear elevations.

Utility Room

6'8" x 5'5" (2.04m x 1.67m)

The utility room has tiled flooring, an in-built storage cupboard, a wall-mounted boiler and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboards, access to the first floor accommodation and access to the loft via a dropdown ladder.

Master Bedroom

11'7" x 10'2" (3.55m x 3.11m)

The main bedroom has laminate wood-effect flooring, a radiator, ceiling coving, fitted sliding door wardrobes, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'3" x 8'7" (3.44m x 2.63m)

The second bedroom has laminate wood-effect flooring, a radiator, ceiling coving, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'7" x 5'8" (3.55m x 1.74m)

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

Bathroom

7'8" x 6'5" (2.35m x 1.96m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, tiled walls, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, double-gated access to additional parking, gated access to the rear garden, a gravel garden with a range of plants and shrubs and a brick-wall and hedge boundary.

Rear

To the rear is an enclosed garden with a paved patio area, a shed, plants and shrubs and fence panelling boundary.

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 - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a high risk flood area.

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.

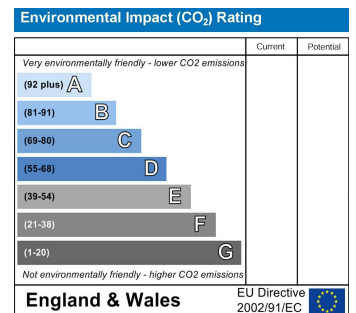
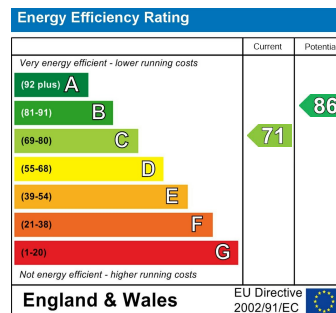
The vendor has advised the following:

Property Tenure is Freehold

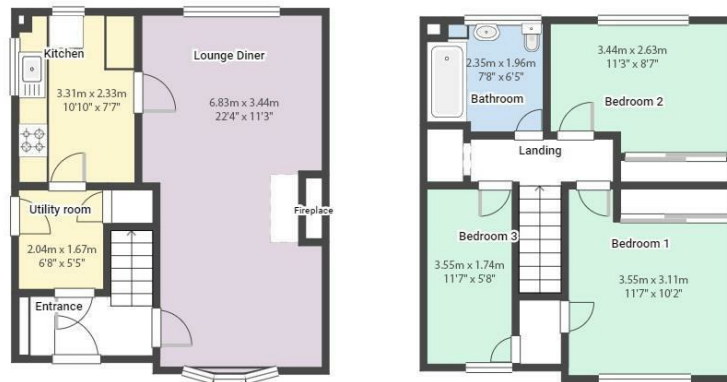
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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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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