

HoldenCopley

PREPARE TO BE MOVED

Chediston Vale, Bestwood Park, Nottinghamshire NG5 5PA

£230,000

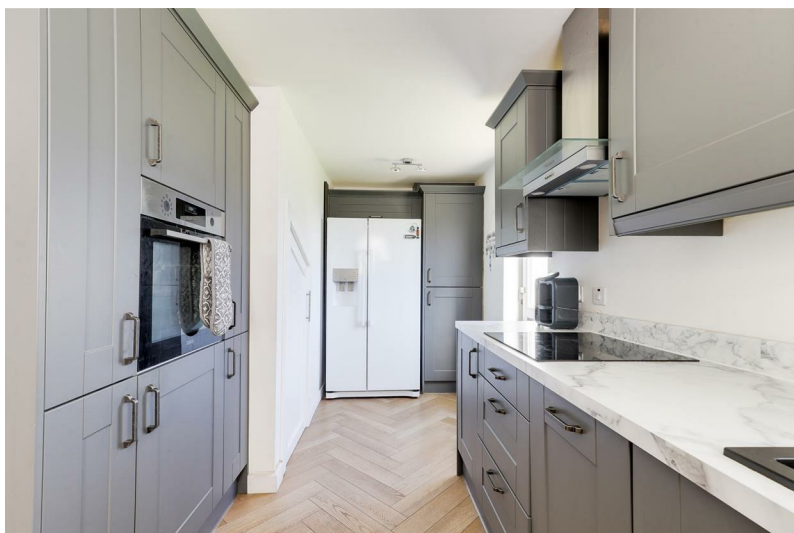
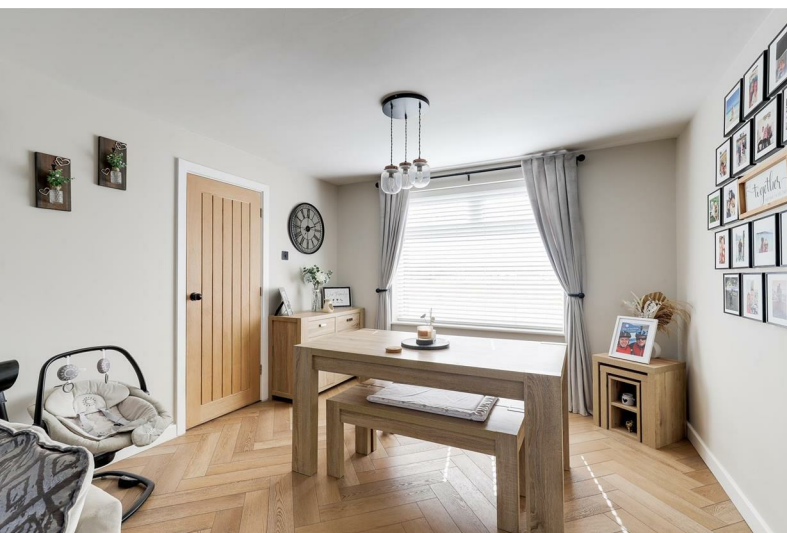
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WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom end-terraced house is located in a popular area, close to a variety of local amenities including shops, eateries, schools, and excellent commuting links. The ground floor welcomes you with an entrance hall leading into a spacious lounge/dining room, flooded with natural light from windows on both sides, featuring a stylish media wall. Adjacent is a modern kitchen, ideal for all your culinary needs. Upstairs, the property boasts two generously sized double bedrooms, a single bedroom, and a sleek, contemporary bathroom with modern fixtures and fittings. Outside, the front of the property offers a garden area with a lawn. To the rear, you'll find a landscaped, south-facing garden complete with an artificial lawn, a patio seating area, steps leading to a raised decked seating area, and an array of plants and shrubs. Gated access leads to the driveway, providing convenient off-road parking.

MUST BE VIEWED!





- End-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

8'9" x 3'8" (2.68 x 1.14)

The hallway has wood-effect flooring, carpeted stairs, a vertical radiator, partially panelled walls and a single composite door providing access into the accommodation.

Lounge-diner

22'4" x 10'11" (6.82 x 3.35)

The Lounge diner has wood-effect flooring, two radiators, a media wall with a feature fireplace and two UPVC double-glazed windows to the front and rear elevation.

Kitchen

18'1" x 7'8" (5.53 x 2.36)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan & dishwasher, an in-built storage cupboard, wood-effect flooring, two UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9'6" x 3'0" (2.91 x 0.92)

The landing has carpeted flooring, an in-built storage cupboard, partially panelled walls, access to the first floor accommodation and access to the loft.

Master Bedroom

11'8" x 10'3" (3.56 x 3.13)

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

Bedroom Two

11'1" x 10'6" (3.39 x 3.22)

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

Bedroom Three

11'7" x 5'8" (3.55 x 1.73)

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

Bathroom

7'10" x 7'1" (2.40 x 2.18)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, a feature panelled wall, tiled flooring and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front is a block-paved pathway, gated access to the rear garden, a lawn, hedge borders and fence panelling boundaries.

Rear

To the rear is an enclosed garden with an artificial lawn, a paved patio area, steps leading up to a deck seating area, decorative stones, courtesy lighting, plants and shrubs and fence panelling boundaries. There is also gated access to the rear that provides access to the driveway providing off-road parking.

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.

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, 4G & 5G

Sewage – Mains Supply

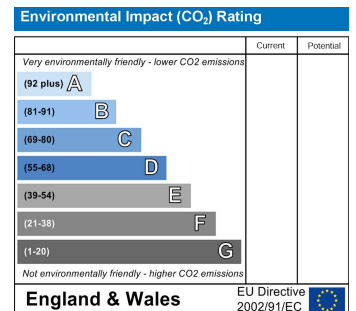
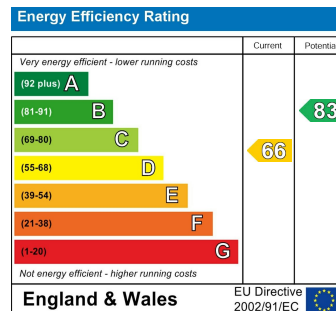
Flood Risk – The government website states this is a high risk flood area.

Flood Defenses – No

Non-Standard Construction – No

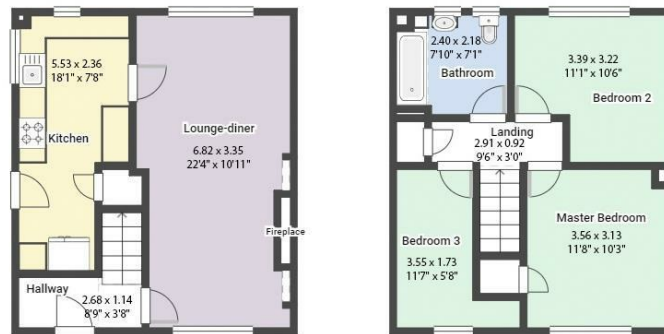
Any Legal Restrictions – No

Other Material Issues – No



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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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