

# HoldenCopley

PREPARE TO BE MOVED

Beckhampton Road, Bestwood Park, Nottinghamshire NG5 5NB

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Guide Price £220,000 - £230,000



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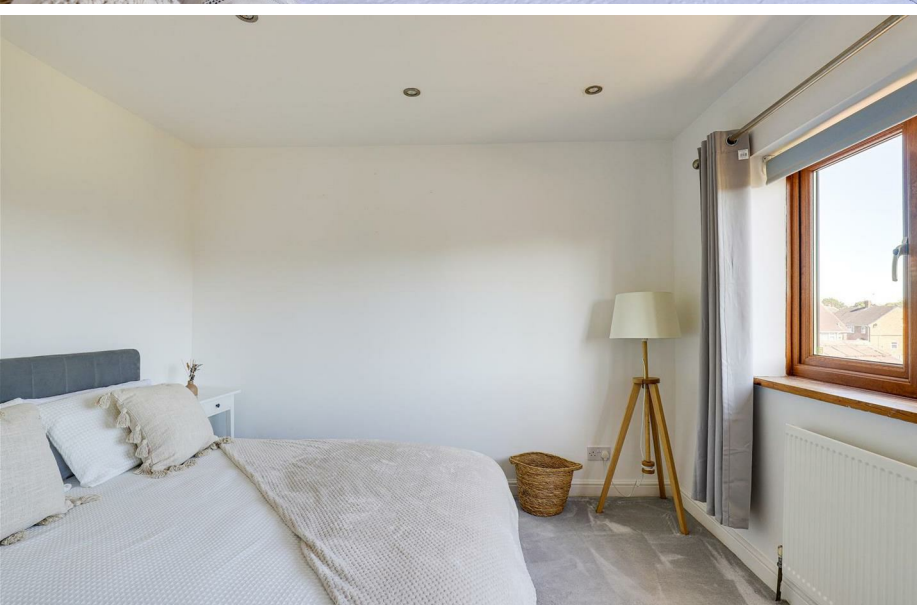
NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached house, offered with no upward chain, is located in a popular location close to a range of local amenities, including shops, schools, and convenient commuting links. On the ground floor, the entrance hall leads into a spacious and welcoming reception room, filled with natural light thanks to a large window at the front and double French doors that open out to the rear garden. The modern kitchen offers ample storage and countertop space, making it perfect for family meals and entertaining. Upstairs, the property boasts two generous double bedrooms, a comfortable single bedroom, and a stylish family bathroom. Outside, the front of the house features a driveway providing off-road parking for two cars, framed by a selection of shrubs. To the rear, you'll find a private, enclosed garden with a patio seating area, along with a variety of plants and shrubs, offering an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three-Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway
- No Upward Chain
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

8'8" x 3'10" (2.66m x 1.19m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

### Living Room

22'4" x 11'1" (6.83m x 3.38m)

The living room has laminate wood-effect flooring, a radiator, a recessed chimney breast alcove with a decorative mantelpiece, recessed spotlights, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

### Kitchen

7'8" x 18'0" (2.36m x 5.50m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine & cooker, a breakfast bar, partially tiled walls, laminate wood-effect flooring, two UPVC double-glazed windows to the side elevation and a single door providing access to the rear garden.

## FIRST FLOOR

### Landing

9'6" x 2'11" (2.90m x 0.89m)

The landing has carpeted flooring, an in-built storage cupboards, access to the first floor accommodation and access to the boarded loft with courtesy lighting.

### Master Bedroom

11'4" x 10'2" (3.46m x 3.10m)

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

### Bedroom Two

10'8" x 11'1" (3.26m x 3.38m)

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

### Bedroom Three

5'7" x 11'3" (1.72m x 3.45m)

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

### Bathroom

7'9" x 7'3" (2.37m x 2.21m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with jets, a vertical radiator, recessed spotlights, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a double driveway providing off-road parking, gated access to the rear and plants and shrubs.

### Rear

To the rear is an enclosed garden with a concrete patio, a range of plants and shrubs, double gated access to the rear and fence panelling boundaries.

## 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 - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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:

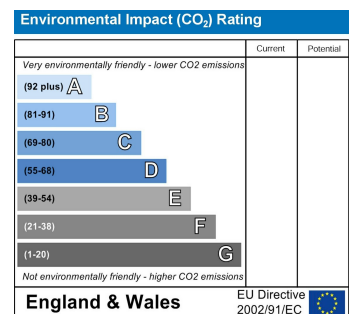
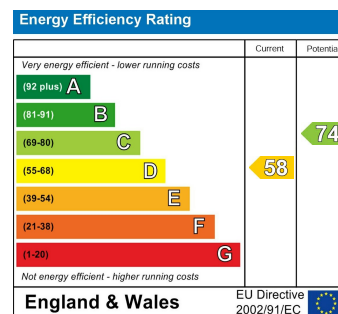
Property Tenure is Freehold

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.

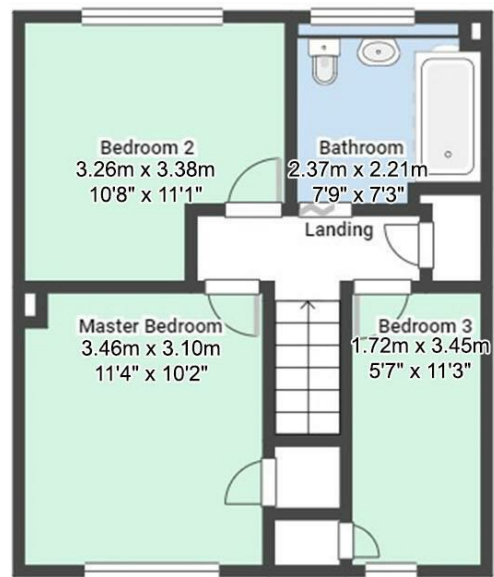
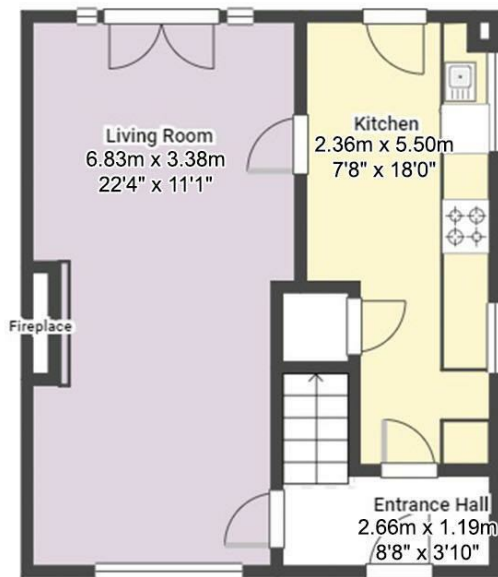
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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