

# HoldenCopley

PREPARE TO BE MOVED

Mosswood Crescent, Bestwood Park, Nottinghamshire NG5 5ST

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£190,000



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Guide Price £190,000 - £200,000

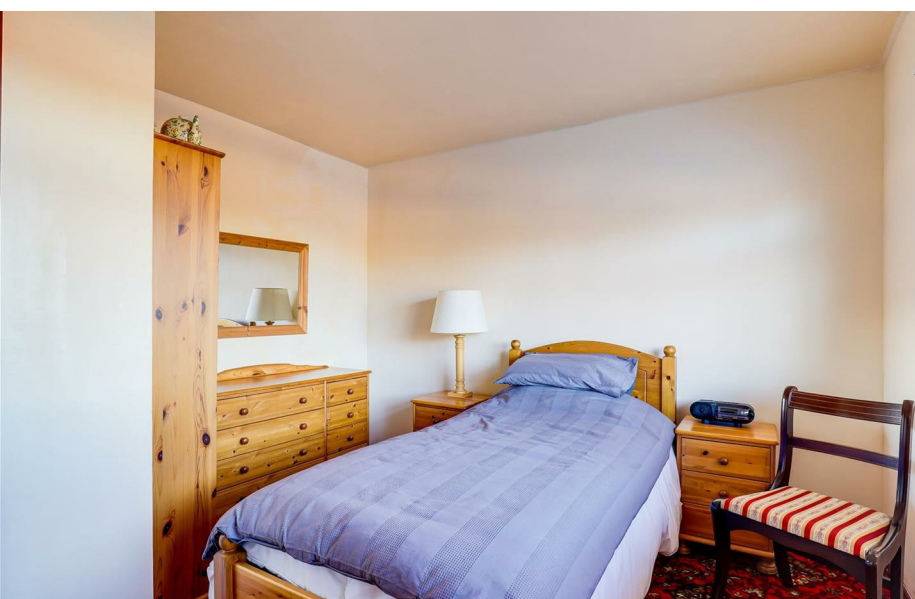
NO UPWARD CHAIN...

Introducing a fantastic opportunity for those seeking a project to make their own mark on a property! We are delighted to present this three-bedroom semi-detached house to the market, offered with no upward chain. Nestled in a desirable location, the ground floor features an inviting entrance hall leading to a spacious living room, providing the perfect canvas for your design ideas. The kitchen and convenient side porch offer additional potential for customisation. Ascend to the first floor, where you'll find three bedrooms and a three-piece bathroom suite awaiting transformation. Outside, the property boasts a driveway for convenient parking and a private enclosed garden, ideal for creating a tranquil outdoor retreat. Situated in a convenient location, this property is within close proximity to various amenities, local conveniences, great schools and easy access to the City Hospital and City Centre. With its prime location and the opportunity to add value, this property is a blank canvas for those looking to create their dream home.

MUST BE VIEWED







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











GROUND FLOOR

Entrance Hall

8\*8" x 3\*8" (2.66m x 1.13m)

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

Living Room

22\*5" x 11\*1" (6.84m x 3.39m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, space for a dining table, a radiator and two windows to the front and rear elevations

Kitchen

7\*9" x 10\*10" (2.38m x 3.32m)

The kitchen has a fitted base unit with a stainless steel sink and drainer, space for an oven, space for a fridge, space and plumbing for a washing machine, a radiator and two windows to the side and rear elevations

Side Porch

5\*6" x 6\*11" (1.70m x 2.12m)

The side porch has two fitted storage cupboards, space for a fridge freezer, a radiator and a single door providing access to the rear garden

FIRST FLOOR

Landing

3\*1" x 9\*8" (0.95m x 2.95m)

The landing has carpeted flooring, an in-built storage cupboard and provides access to the first floor accommodation

Master Bedroom

10\*2" x 11\*5" (3.10m x 3.50m)

The master bedroom has wooden flooring, an in-built storage cupboard, a radiator and a window to the front elevation

Bedroom Two

10\*8" x 11\*1" (3.26m x 3.39m)

The second bedroom has carpeted flooring, a radiator and a window to the rear elevation

Bedroom Three

11\*6" x 5\*8" (3.52m x 1.74m)

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

Bathroom

7\*9" x 7\*1" (2.38m x 2.18m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a heated towel rail, tiled walls, wooden floorboards and two obscure windows to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, steps down to a further lawn, a range of plants and shrubs, panelled fencing and hedged boundaries

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.

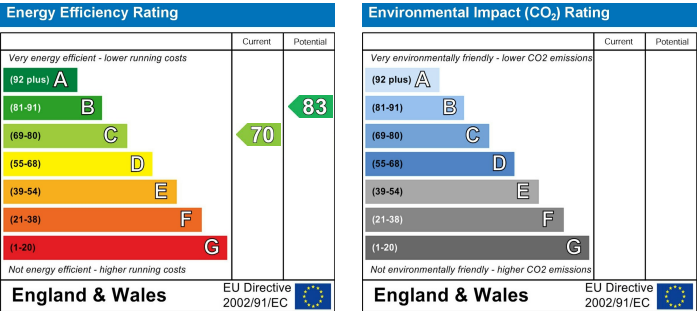
The vendor has advised the following:

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.

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.





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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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