

HoldenCopley

PREPARE TO BE MOVED

Bestwood Lodge Drive, Arnold, Nottinghamshire NG5 8NE

Guide Price £200,000 - £210,000

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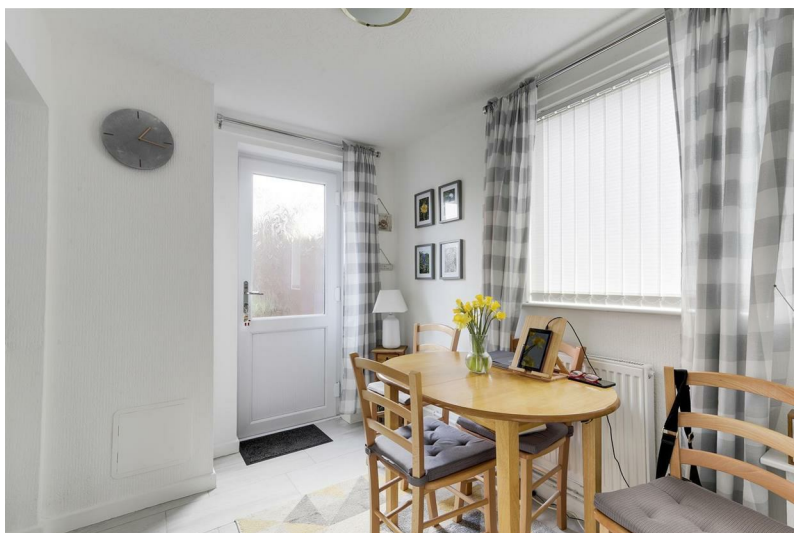


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WELL-PRESENTED THROUGHOUT...

This exceptionally well-presented three-bedroom mid-terraced house has been upgraded with a range of new features, making it a perfect home for a variety of buyers. Boasting a newly fitted modern kitchen with integrated appliances, new doors and windows, and newly installed plastic fascia boards, this property is move-in ready with a fresh and stylish appeal. Situated in a sought-after location close to local amenities, excellent school catchments, shops, and convenient commuting links, it offers both comfort and practicality. The ground floor comprises an inviting entrance hall, a spacious living room with a contemporary fireplace, a separate dining room ideal for entertaining, and a sleek modern kitchen. Upstairs, three well-proportioned bedrooms are serviced by a family bathroom suite. Externally, the property enjoys gardens to the front and rear, providing outdoor space for relaxation and enjoyment.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Living Room With Fireplace
- Separate Dining Room
- Newly-Fitted Kitchen With Integrated Appliances
- Three-Piece Bathroom Suite
- Private Garden
- New Windows & Doors Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'2" x 7'1" (4.64 x 2.18)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

15'11" x 11'8" (4.87 x 3.57)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and a TV point.

Dining Room

10'0" x 7'1" (3.07 x 2.16)

The dining room has a UPVC double-glazed window to the side elevation, a radiator, tiled flooring, and a single UPVC door providing access to the garden. Additionally, there is open access into the kitchen.

Kitchen

11'9" x 7'11" (3.59 x 2.43)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob and an extractor fan, an integrated fridge freezer, a freestanding washing machine, tiled splashback, tiled flooring, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

8'4" x 7'8" (2.55 x 2.34)

The landing has carpeted flooring, access to the partially boarded loft, and provides access to the first floor accommodation.

Master Bedroom

12'11" x 10'8" (3.94 x 3.26)

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

Bedroom Two

11'11" x 11'5" (3.65 x 3.48)

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

Bedroom Three

9'5" x 8'3" (2.88 x 2.54)

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

Bathroom

7'0" x 6'6" (2.15 x 1.99)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled garden with a planted border and iron railings.

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, steps leading up to lawned areas, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply

Water – Mains Supply
Heating – Electric or Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - No
Non-Standard Construction – No
Any Legal Restrictions –
Other Material Issues –

DISCLAIMER

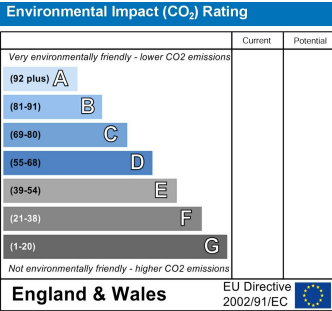
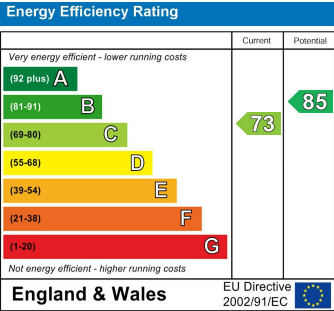
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

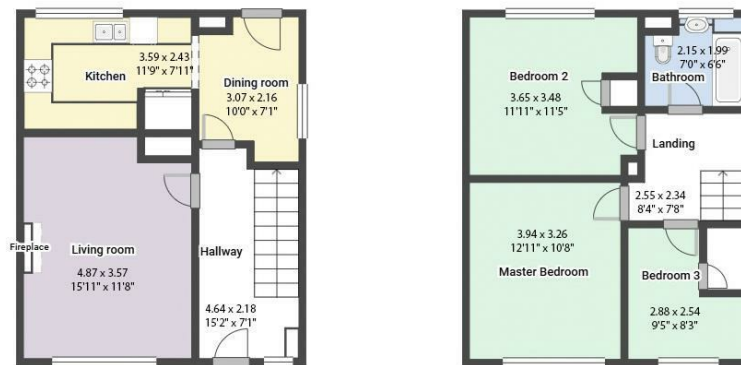
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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