

HoldenCopley

PREPARE TO BE MOVED

Cherry Orchard Mount, Bestwood Park, Nottinghamshire NG5 5TH

Guide Price £190,000 - £210,000

Cherry Orchard Mount, Bestwood Park, Nottinghamshire NG5 5TH



GUIDE PRICE £190,000 - £200,000

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom mid-terraced home is move-in ready, making it an ideal choice for first-time buyers. Conveniently located close to a range of local amenities, including shops, schools, and excellent commuting links. The ground floor features an entrance hall leading to a spacious reception room, perfect for relaxation. The modern kitchen diner, the heart of the home, provides ample space for cooking, dining, and family gatherings. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a stylish three-piece bathroom suite. Externally, the property benefits from a driveway providing off-road parking at the front. To the rear, the enclosed garden features two patio seating areas and a lawn, offering a great outdoor space to enjoy.

MUST BE VIEWED!





- Mid-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'7" x 4'1" (1.71 x 1.26)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

14'6" x 13'11" (4.44 x 4.25)

The living room has carpeted flooring, ceiling coving, a vertical radiator and a UPVC double-glazed window to the front elevation.

Kitchen Diner

17'10" x 9'6" (5.45 x 2.91)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob and extractor fan, space and plumbing for a washing machine, dishwasher and tumble dryer, partially tiled walls, recessed spotlights, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'11" x 7'6" (2.43 x 2.31)

The landign has carpeted flooring, ceiling coving, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

12'11" x 9'11" (3.94 x 3.03)

The main bedroom has wood-effect flooring, a radiator, ceiling coving, a feature panelled wall and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'9" x 9'5" (3.30 x 2.88)

The second bedroom has carpeted flooring, a radiator, ceiling coving, a feature panelled wall and a UPVC double-glazed window to the rear elevation.

Bedroom Third

9'9" x 7'7" (2.98 x 2.32)

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

Bathroom

8'0" x 5'6" (2.46 x 1.69)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a heated towel rail, 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 gravel driveway providing off-road parking and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with a gravel patio area, steps leading up to a lawn, a concrete patio area and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, CityFibre, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & 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.

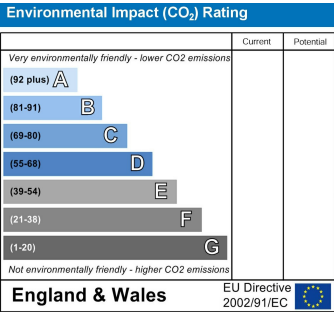
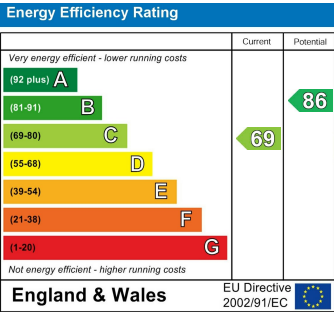
The vendor has advised the following:

Property Tenure is Freehold

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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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