

HoldenCopley

PREPARE TO BE MOVED

Pedmore Valley, Bestwood Park, Nottinghamshire NG5 5NX

Guide Price £140,000

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GUIDE PRICE £140,000 - £160,000

NO UPWARD CHAIN...

This two-bedroom semi-detached bungalow, offered with no upward chain, is situated in a popular and convenient location within walking distance of a variety of local amenities, including shops, schools, and excellent transport links. Inside, the property features a spacious reception room, perfect for relaxing or entertaining, a fitted kitchen, and two generously sized double bedrooms. A three-piece bathroom suite completes the interior. Externally, the bungalow benefits from a driveway providing off-road parking, with a neatly presented front garden featuring plants and shrubs. To the rear, a low-maintenance garden offers a patio seating area perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

9'6" x 2'11" (2.92 x 0.91)

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation.

Bedroom Two

10'0" x 9'1" (3.05 x 2.78)

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the side elevation.

Hallway

The hallway has carpeted flooring, a radiator, an in-built storage cupboard, and access to the loft.

Living Room

14'5" x 11'8" (4.40 x 3.56)

The living room has carpeted flooring, a feature fireplace, an in-built storage cupboard and three UPVC double-glazed windows to the side elevation.

Kitchen

11'8" x 6'1" (3.57 x 1.87)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine, partially tiled walls, a radiator, an in-built storage cupboard, laminate wood-effect flooring, an single-glazed internal window and two UPVC double-glazed windows to the front and side elevations.

Master Bedroom

11'1" x 9'10" (3.39 x 3.00)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the side elevation.

Bathroom

6'4" x 5'5" (1.95 x 1.66)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is double gated access to a gravel driveway, a pathway leading to the front door, a variety of plants and shrubs, open access to the rear garden and fence panelling boundaries.

Rear

To the rear is a patio seating area plants and shrubs, a shed, fence panelling and brick-wall 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

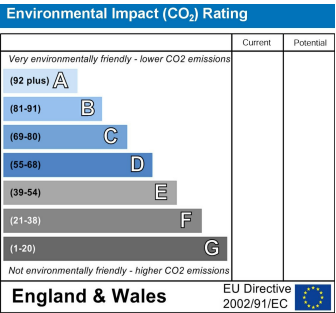
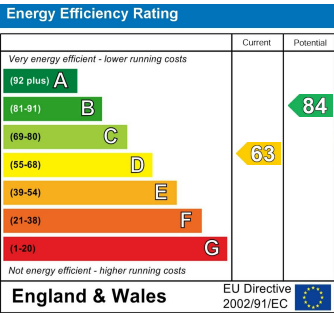
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – CityFibre, Virgin Media, 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



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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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