

HoldenCopley

PREPARE TO BE MOVED

Padstow Road, Bestwood, Nottinghamshire NG5 5GH

Guide Price £160,000

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GUIDE PRICE £160,000 - £170,000

This three-bedroom end-terraced home is an ideal choice for a wide variety of buyers, whether you're looking to take your first step on the property ladder, searching for a family home, or considering an investment opportunity. Perfectly positioned in a popular and convenient location, the property offers easy access to the City Hospital, a wide range of local amenities, excellent transport links, and reputable schools, making everyday living effortlessly convenient. Upon entering the ground floor, you are welcomed by a spacious living room that provides a comfortable setting for relaxing or entertaining guests. Adjacent to this is a well-proportioned fitted kitchen offering ample storage and worktop space, perfect for those who enjoy cooking or hosting family meals. Upstairs, the first floor hosts three bedrooms, each offering a good amount of space and natural light, along with a three-piece family bathroom suite, designed for both functionality and comfort. Externally, the property benefits from a shared driveway at the front which leads to a detached garage, offering both off-road parking and additional storage. To the rear, you'll find an enclosed garden featuring a generous patio area ideal for outdoor dining, a lawned section, a barked play or planting space, established borders, and secure fence panel boundaries, creating a private and family-friendly outdoor retreat.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Brand New Boiler
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

4'6" x 2'9" (1.39m x 0.85m)

The entrance hall has wood-effect flooring, carpeted flooring, coving to the ceiling, and a UPVC door providing access into the accommodation.

Living Room

11'0" x 14'7" (3.36m x 4.45m)

The living room has a UPVC double glazed window to the front elevation, a TV point, coving to the ceiling, a dado rail, a radiator, and wood-effect flooring.

Kitchen

14'9" x 8'4" (4.52m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, an in-built cupboard, a radiator, coving to the ceiling, tiled splash back, tiled flooring, two UPVC double glazed windows to the rear elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

4'1" x 5'8" (1.25m x 1.74m)

The landing has a UPVC double glazed obscure window to the side elevation, coving to the ceiling, carpeted flooring, access into the loft with lighting, and access to the first floor accommodation.

Master Bedroom

9'8" x 11'3" (2.97m x 3.44m)

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

Bedroom Two

9'8" x 9'10" (2.95m x 3.01m)

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

Bedroom Three

7'11" x 6'8" (2.43m x 2.05m)

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

Bathroom

6'2" x 6'10" (1.90m x 2.09m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a corner bath with a wall-mounted electric shower fixer, a chrome heated towel rail, coving to the ceiling, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a shared driveway with access to the rear garden, and access into the garage.

Garage

The garage has a window to the side elevation, double wooden doors opening out to the driveway and rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a barked area, a lawn, planted borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

- 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.

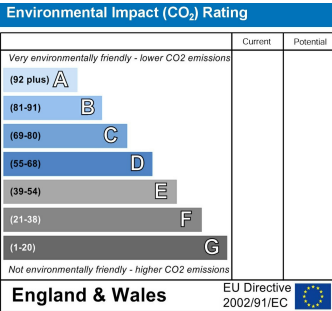
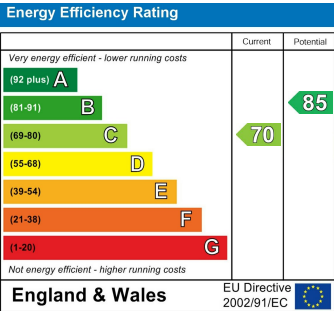
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

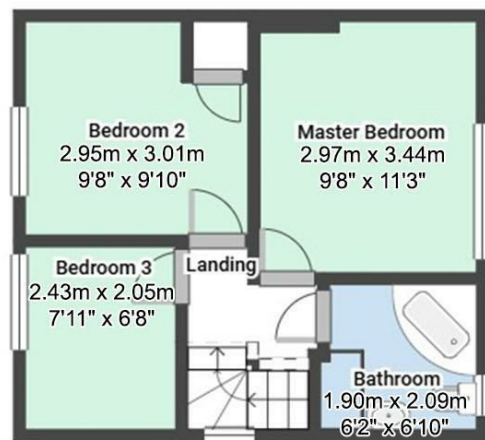
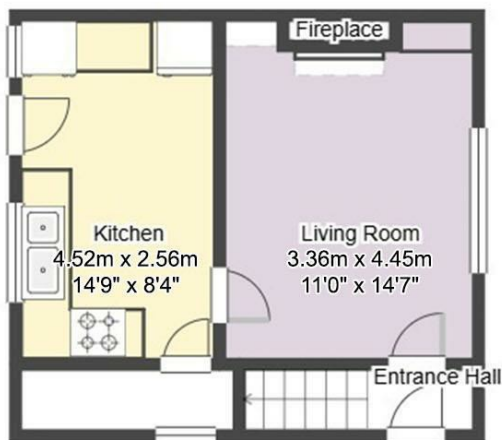
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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