

# HoldenCopley

PREPARE TO BE MOVED

Carnwood Road, Bestwood, Nottinghamshire NG5 5HW

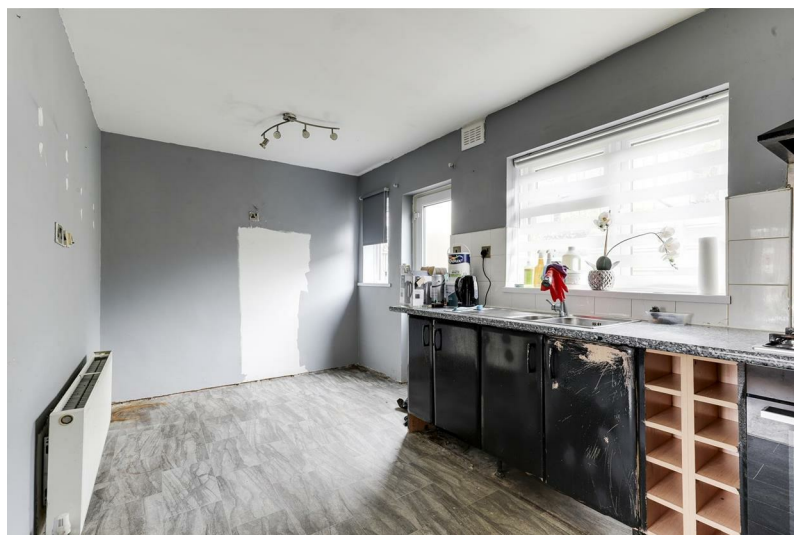
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Guide Price £175,000

## NO UPWARD CHAIN...

This two-bedroom semi-detached house is the ideal purchase for a range of buyers, whether you're a first-time buyer looking to step onto the property ladder, an investor seeking a great rental opportunity, or someone looking to downsize in a convenient location. Offered to the market with no upward chain, this home is ready for you to make it your own. Situated a short distance from a variety of local amenities including shops, schools, and excellent transport links for commuting. To the ground floor, you'll find a bright and spacious living room, along with a fitted kitchen that provides space for a dining table and chairs. Upstairs, the property offers two double bedrooms and a three-piece bathroom suite. Outside, the property benefits from a driveway to the front offering off-road parking and a touch of greenery. To the rear is a south-facing tiered garden with a patio seating area, steps leading up to a lawn, and borders filled with mature plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- South-Facing Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Living Room  
17'10" x 10'11" (5.45 x 3.35)

The living room has laminate wood-effect flooring, carpeted stairs, two radiators, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Kitchen  
17'9" x 8'3" (5.43 x 2.53)

The kitchen has fitted base units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a gas ring hob & extractor fan, partially tiled walls, a radiator, vinyl flooring, an in-built storage cupboard, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing  
3'8" x 2'8" (1.14 x 0.82)

The landing has wood-effect flooring, a single-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom  
14'7" x 9'8" (4.45 x 2.95)

The main bedroom has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a single-glazed window to the front elevation.

Bedroom Two  
9'10" x 9'6" (3.01 x 2.91)

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

Bathroom  
7'9" x 6'8" (2.38 x 2.04)

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

OUTSIDE

**Front**  
To the front of the property is a driveway providing off-road parking, a pathway leading up to the property, gated access to the rear garden, greenery and hedge border boundaries.

**Rear**  
To the rear is a south-facing tiered garden with a concrete patio seating area, steps leading up to a lawn, a variety of plants and shrubs, hedge borders and fence panelling 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

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.

**ADDITIONAL INFORMATION**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach, Virgin Media, CityFibre  
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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