

# HoldenCopley

PREPARE TO BE MOVED

Beckhampton Road, Bestwood Park, Nottinghamshire NG5 5NF

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Guide Price £170,000 - £180,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to add their own personal touch. Ideally located close to a variety of local amenities, including shops, schools, bus routes, and excellent commuting links, the home offers both convenience and potential. The ground floor features an entrance hall that provides access to a spacious living room and a fitted kitchen. Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the front of the home benefits from a driveway providing off-road parking, along with a lawned garden area bordered by shrubs. To the rear, an enclosed garden offers a mix of a patio seating area and a lawn, along with access to useful outdoor storage.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Garden With Outdoor Storage
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance Hall

5'10" x 3'10" (1.79m x 1.19m)  
The entrance hall has tiled flooring, carpeted stairs, an in-built storage cupboard, a radiator and a single UPVC door providing access into the accommodation.

Living Room

14'7" x 13'11" (4.47m x 4.25m)  
The living room has laminate wood-effect flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen

17'10" x 9'4" (5.45m x 2.87m)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, space for a range cooker, partially tiled walls, recessed spotlights, a radiator, laminate wood-effect flooring, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

7'4" x 7'10" (2.24m x 2.40m)  
The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

13'0" x 10'1" (3.98m x 3.09m)  
The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'7" x 9'7" (3.25m x 2.93m)  
The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'0" x 7'5" (3.05m x 2.28m)  
The third bedroom has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the side elevation.

Bathroom

8'0" x 5'4" (2.44m x 1.65m)  
The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, partially tiled walls, a radiator, tiled flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, double gated access to the rear garden, a lawn, a range of shrubs and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with a concrete patio area, a lawn, a block-built shed providing ample outdoor storage, hedge borders 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, Openreach  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps  
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

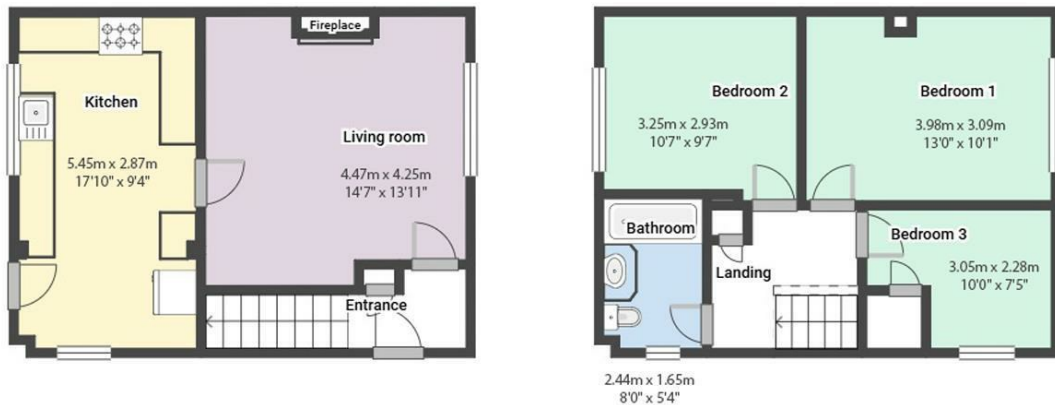
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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