

HoldenCopley

PREPARE TO BE MOVED

Dylan Thomas Road, Bestwood Park, Nottinghamshire NG5 5UA

Guide Price £185,000

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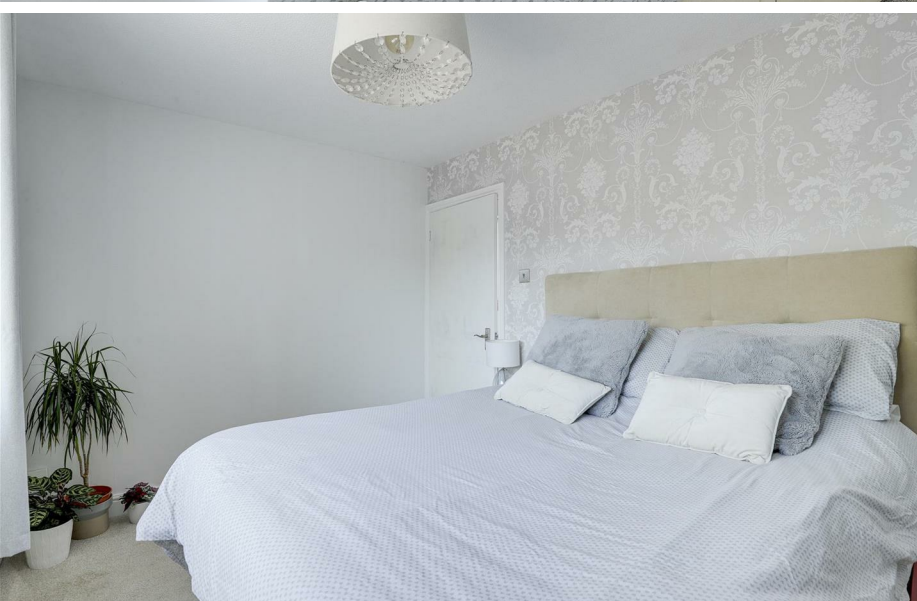
GUIDE PRICE £185,000 - £195,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom semi-detached home is the perfect choice for first-time buyers or as an investment opportunity, offering stylish accommodation and situated in a sought-after location. Just a stone's throw from a variety of local shops, amenities, reputable schools and with excellent transport links, this property also enjoys close proximity to Bestwood Country Park, ideal for walks and outdoor activities. Internally, the ground floor comprises an inviting entrance hall, a spacious lounge, and a modern fitted kitchen with ample storage and dining space. Upstairs, you'll find a generously sized double bedroom, a comfortable single bedroom, and a beautiful three-piece bathroom suite. Outside, the property boasts a driveway to the front providing off-street parking, along with gated access to a private and enclosed rear garden, complete with a lawn and a patio area – perfect for entertaining or enjoying the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a radiator, and a composite door providing access into the accommodation.

Kitchen

13'3" x 8'7" (4.06m x 2.63m)
The kitchen has a range of fitted shaker-style wall and base units with worktops, a composite sink and a half with a movable swan neck pull-out mixer tap, an induction hob and extractor fan, an integrated oven and dishwasher, space and plumbing for a washing machine, a radiator, tiled flooring, and a UPVC double-glazed window to the rear elevation.

Living Room

12'5" x 13'4" (3.81m x 4.07m)
The living room has carpeted flooring, coving to the ceiling, a radiator, a TV point, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft, a radiator, coving to the ceiling, and provides access to the first floor accommodation.

Master Bedroom

9'0" x 11'3" (2.76m x 3.45m)
The main bedroom has carpeted flooring, a radiator, in-built wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Two

7'5" x 8'9" (2.27m x 2.69m)
The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard, and a UPVC double-glazed window to the rear elevation.

Bathroom

5'10" x 5'6" (1.78m x 1.69m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a wall-mounted mains fed rainfall shower with a handheld shower head, a chrome heated towel rail, an extractor fan, wood-effect flooring, tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved driveway for off-street parking, various shrubs, gated side access to the rear garden, and a mixture of brick wall and fence panelled boundaries.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a lawn, a planter with various shrubs, a wooden shed, and a mixture of brick wall and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+

- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

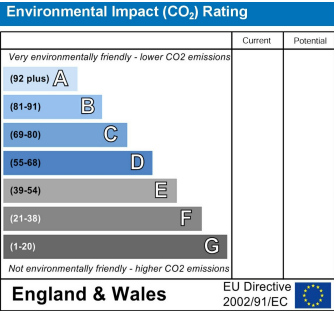
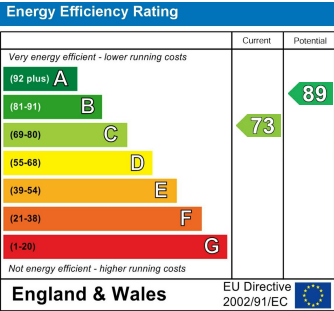
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B
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.

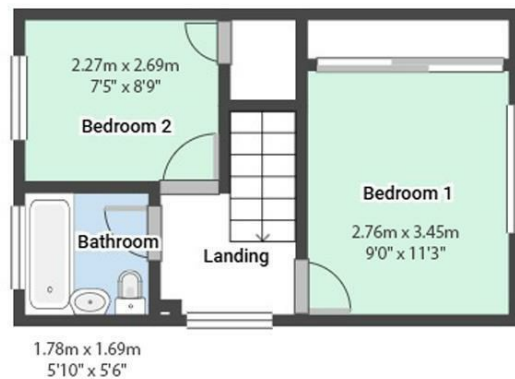
The vendor has advised the following:
Property Tenure is Freehold
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their 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 licence 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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