

HoldenCopley

PREPARE TO BE MOVED

Barent Walk, Bestwood, Nottinghamshire NG5 5LP

Guide Price £130,000 - £140,000

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GUIDE PRICE: £130,000 - £140,000

GREAT FIRST TIME BUY...

This two-bedroom end-terraced house is the ideal purchase for a range of buyers, including investors and first-time buyers, as it is offered to the market with no upward chain. Situated in a popular residential location, the property benefits from being within close proximity to a range of local shops, amenities, well-regarded schools, and excellent transport links into Nottingham City Centre. Internally, the accommodation comprises an entrance hall, a spacious living room, and a fitted kitchen to the ground floor. Upstairs, the first floor hosts two double bedrooms which are serviced by a three-piece bathroom suite. Outside, the property enjoys a front garden with steps leading down to the entrance and an enclosed rear garden featuring a patio area and a lawn, ideal for enjoying the warmer months. The property also benefits from on-street parking.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Front & Rear Garden
- On-Street Parking
- Plenty Of Potential
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 15'1" (1.78m x 4.61m)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, radiator, and a UPVC door providing access into the accommodation.

Living Room

11'4" x 13'1" (3.46m x 4.01m)

The living room has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Kitchen

9'10" x 17'6" (3.02m x 5.34m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher, a radiator, partially tiled walls, tiled flooring, and in-built pantry, UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'1" x 11'8" (1.87m x 3.58m)

The landing has carpeted flooring, a radiator, access to the loft, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

9'6" x 17'6" (2.92m x 5.35m)

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

Bedroom Two

11'3" x 13'8" (3.44m x 4.19m)

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

Bathroom

5'5" x 8'6" (1.66m x 2.60m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, and panelled bath with a mains fed shower, a chrome heated towel rail, an extractor fan, partially tiled walls, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a patio area, a lawn, steps leading down to the front door, and boundaries made up of fence panels and brick walls

Rear

To the rear of the property is a garden with a patio area, steps leading down to a lawn, and a mixture of fence panels and brick wall boundaries

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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

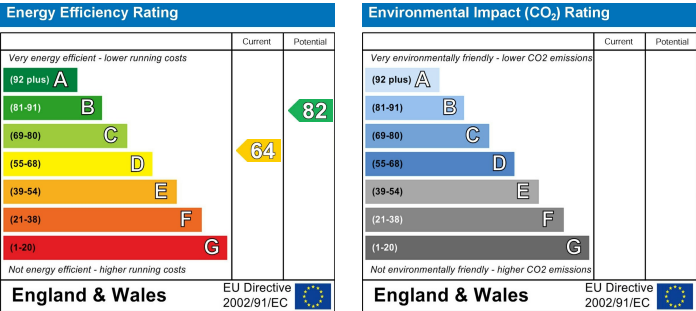
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band 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.

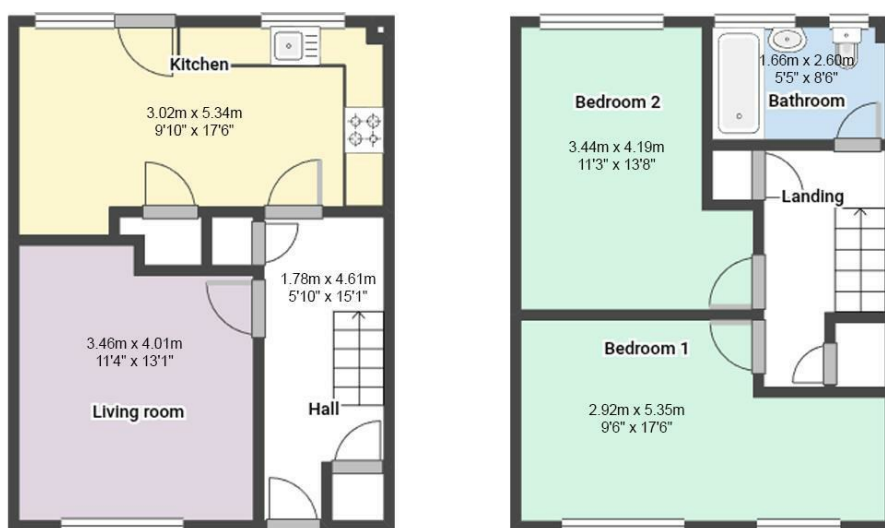
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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