

# HoldenCopley

PREPARE TO BE MOVED

Broadwood Road, Bestwood Park, Nottinghamshire NG5 5QF

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£220,000

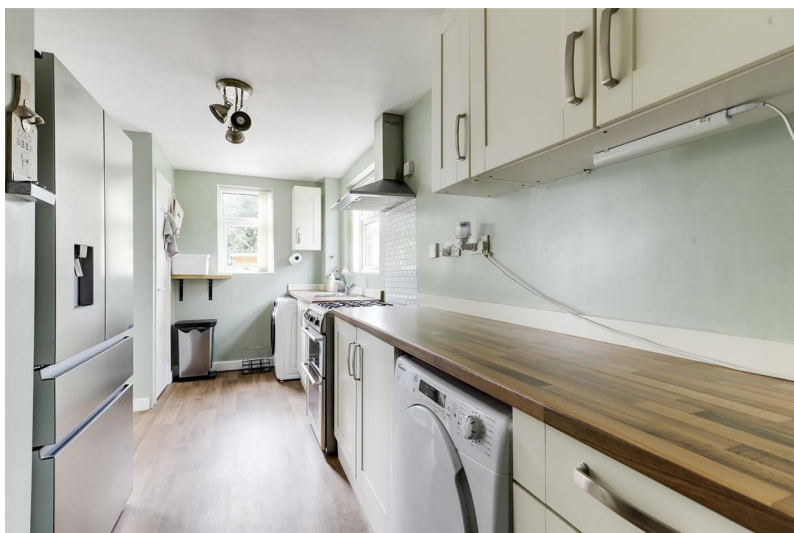
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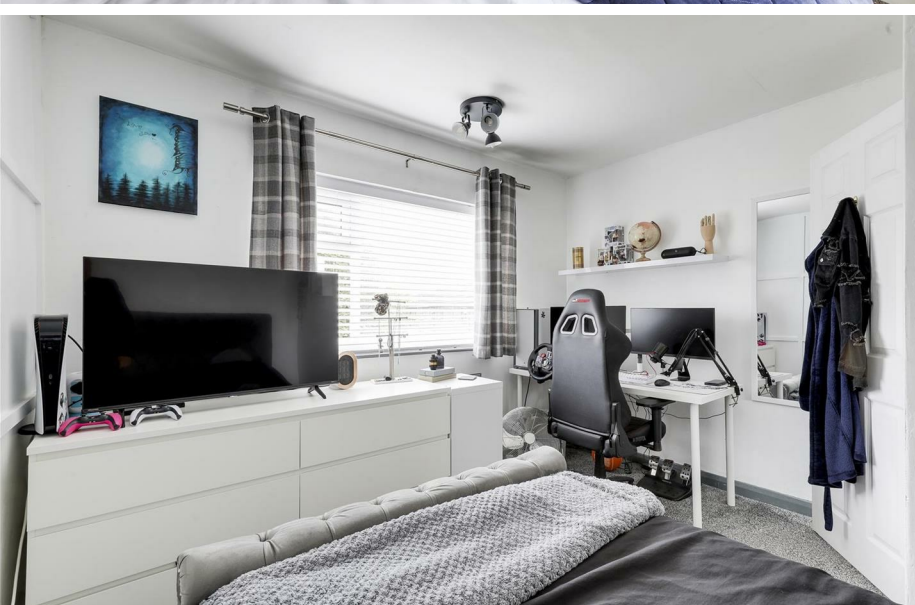


## IDEAL FOR FIRST-TIME BUYERS...

Well-presented throughout, this three-bedroom end-terrace house offers an ideal opportunity for first-time buyers seeking a stylish and practical home in a popular and well-connected location. Positioned close to a range of local amenities including shops, schools, and excellent commuting links. The ground floor welcomes you with an entrance hall leading into a spacious reception room, thoughtfully designed to accommodate both relaxing and dining. This inviting space features a charming log burner and double French doors that open out to the rear garden, creating a seamless flow between indoor and outdoor living. Adjacent to the reception room is a modern fitted kitchen, well-equipped for all your culinary needs. Upstairs, the home offers two double bedrooms, a comfortable single bedroom, and a stylish family bathroom finished with contemporary fittings. Externally, to the front, a driveway provides ample off-road parking, while the rear garden offers a fantastic outdoor space for entertaining and relaxation. Highlights include a patio seating area with an outdoor bar, a well-maintained lawn bordered by plants and shrubs, and a charming summerhouse—ideal for use as a retreat, hobby space, or entertaining area.

## MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room  
With A Feature Log Burner
- Modern Kitchen
- Stylish Bathroom
- Driveway
- Enclosed Rear Garden &  
Summerhouse
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'9" x 4'0" (2.67 x 1.23)

The entrance hall has carpeted flooring, a radiator, a dado rail and a single composite door providing access into the accommodation.

Reception Room

22'4" x 10'2" (6.83 x 3.12)

The reception room has carpeted flooring, a radiator, a recessed chimney breast alcove with a feature log burner and a tiled hearth, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Kitchen

18'3" x 7'10" (5.57 x 2.39)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap, space for a washing machine, tumble dryer, cooker and fridge freezer, an in-built storage cupboard, vinyl flooring and two UPVC double-glazed windows to the side and rear elevations.

FIRST FLOOR

Landing

9'4" x 3'1" (2.86 x 0.94)

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

Master Bedroom

11'5" x 10'2" (3.48 x 3.12)

The main bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'0" x 10'7" (3.37 x 3.24)

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

Bedroom Three

11'5" x 5'5" (3.49 x 1.66)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

7'7" x 7'1" (2.33 x 2.16)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a shower niche, a heated towel rail, tiled walls, vinyl flooring, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, gated access to the rear garden and hedge border boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a summerhouse, two sheds, a bar, a range of plants and shrubs, 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 – 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

DISCLAIMER

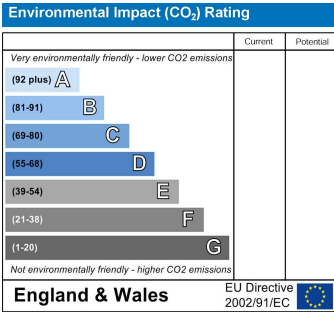
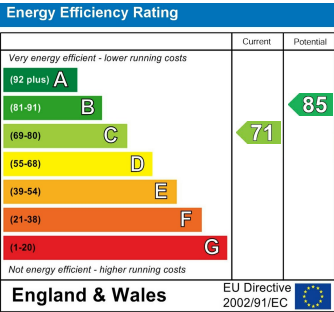
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

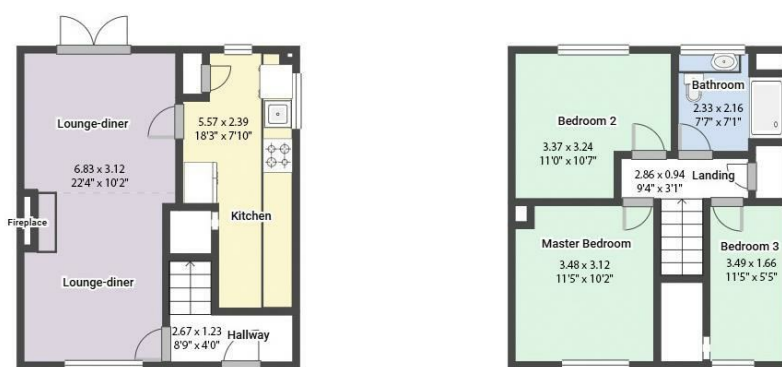
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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