

# HoldenCopley

PREPARE TO BE MOVED

Edmonstone Crescent, Bestwood, Nottinghamshire NG5 5UW

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£245,000



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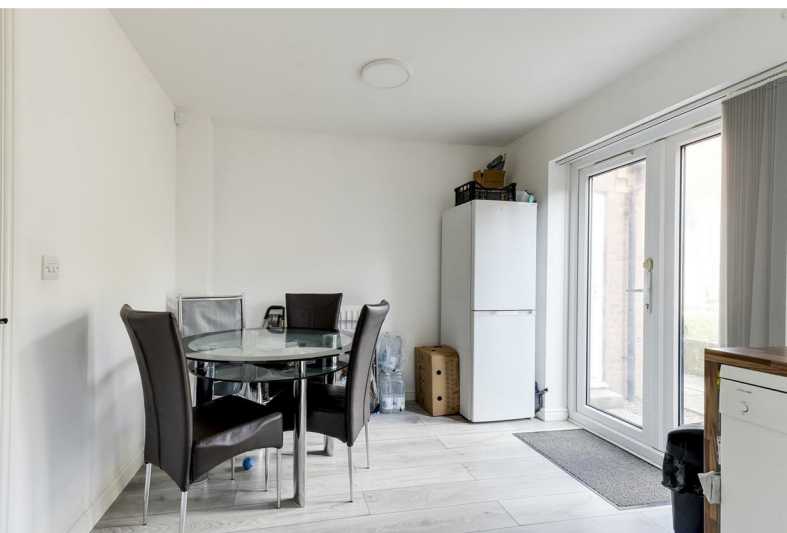


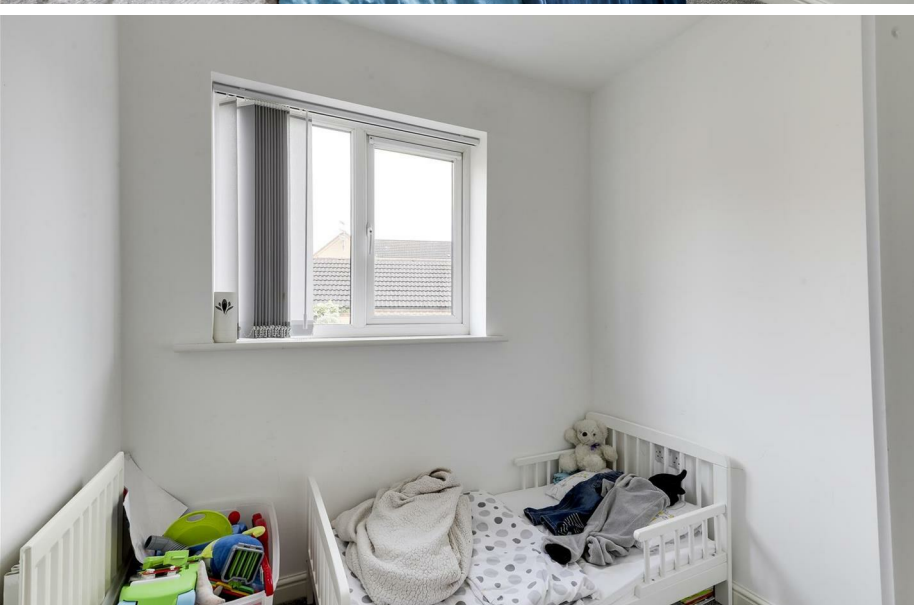


## NO UPWARD CHAIN...

This three-bedroom semi-detached home is ideally situated in a popular residential location, offering convenient access to a range of local shops, amenities, excellent schools, and superb transport links into Nottingham City Centre. It is also perfectly positioned within close proximity to Nottingham City Hospital, making it ideal for a wide range of buyers, including first-time purchasers, families, and investors. Internally, the property is well-presented throughout and comprises a small entrance hall, a ground floor W/C, a spacious living room, and a kitchen/diner complete with double French doors that open out to the rear garden, perfect for indoor-outdoor living. Upstairs, the first floor hosts two double bedrooms along with a comfortable single bedroom, all serviced by a three-piece bathroom suite. Outside, the front of the property benefits from a driveway providing off-street parking and access to the garage, while the rear boasts a private, enclosed garden featuring a patio area and decorative gravelled space, ideal for relaxing or entertaining guests.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Ground Floor W/C
- Off-Street Parking
- Garage
- Enclosed Rear Garden
- No Upward Chain











GROUND FLOOR

Entrance Hall

4\*1" x 3\*7" (1.25 x 1.11)

The entrance hall has carpeted flooring, radiator, a UPVC door proving access into the accommodation, and access to the ground floor W/C.

W/C

4\*9" x 3\*3" (1.46 x 1.00)

This space has a low level dual-flush W/C, a pedestal wash basin with a tiled splashback, laminate flooring, and a UPVC double-glazed window to the front elevation.

Living Room

15\*7" x 13\*4" (4.76 x 4.07)

The living room has laminate flooring, carpeted stairs, two radiators, a TV point, a feature fireplace with an hearth and decorative surround, in-built understairs storage, and a UPVC double-glazed window to the front elevation.

Kitchen

15\*7" x 9\*3" (4.76 x 2.84)

The kitchen has a range of fitted wall and base units with wood-effect worktops, an integrated oven with a gas hob and extractor fan, a stainless steel sink with a swan neck mixer tap and drainer, a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, partially tiled walls, laminate flooring, and double French doors opening out on the rear garden.

FIRST FLOOR

Landing

7\*0" x 5\*8" (2.14 x 1.74)

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

Master Bedroom

15\*5" x 10\*0" (4.70 x 3.06)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the En-Suite.

En-Suite

5\*3" x 5\*2" (1.61 x 1.60)

The en-suite has a low-level dual-flush W/C, a pedestal wash basin, a shower enclosure with both an overhead rainfall showerhead and a handheld showerhead, an extractor fan, partially tiled walls, laminate flooring, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

8\*6" x 8\*2" (2.61 x 2.50)

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

Bedroom Three

6\*8" x 6\*7" (2.05 x 2.03)

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

Bathroom

6\*1" x 5\*6" (1.86 x 1.68)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains fed shower and shower screen, an extractor fan, a radiator, partially tiled walls, laminate flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a low-maintenance garden, a driveway for off-street parking, and access to the garage.

Rear

To the rear of the garden is an enclosed garden with a patio area, steps leading to a gravelled area, various plants and shrubs, external lighting, and a mixture of fence panelled and brick wall boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - CityFibre, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G/5G
- 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

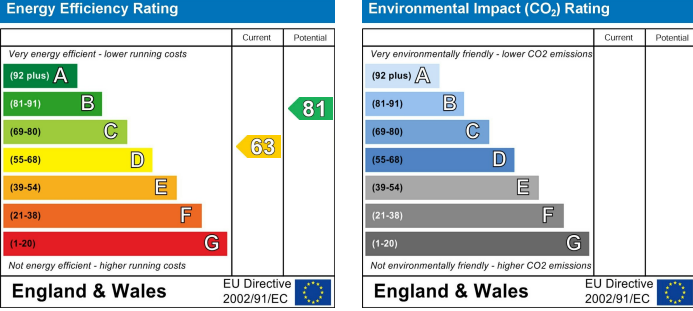
DISCLAIMER

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  
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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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