

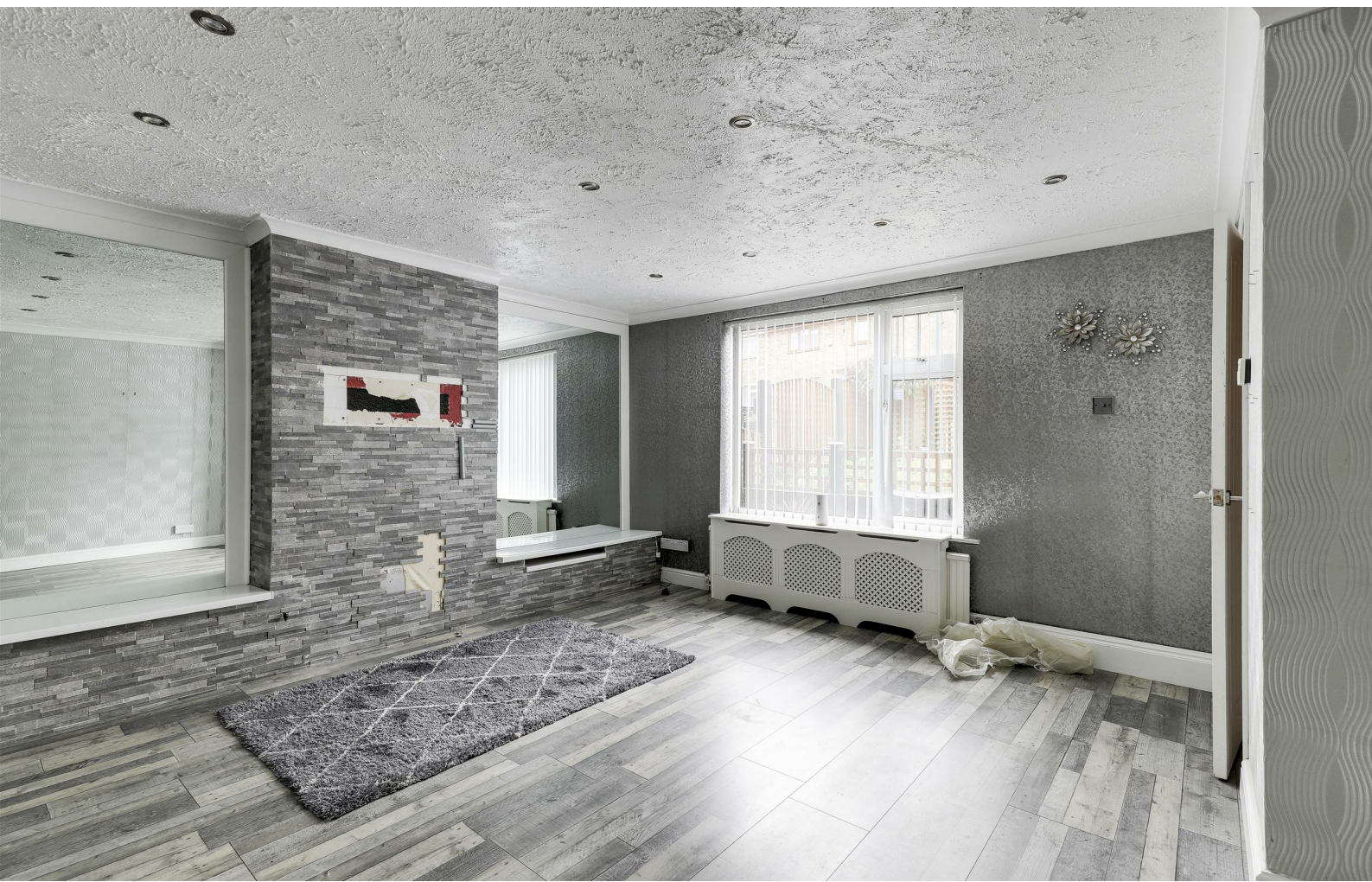
HoldenCopley

PREPARE TO BE MOVED

Mosswood Crescent, Bestwood Park, Nottinghamshire NG5 5SU

£220,000

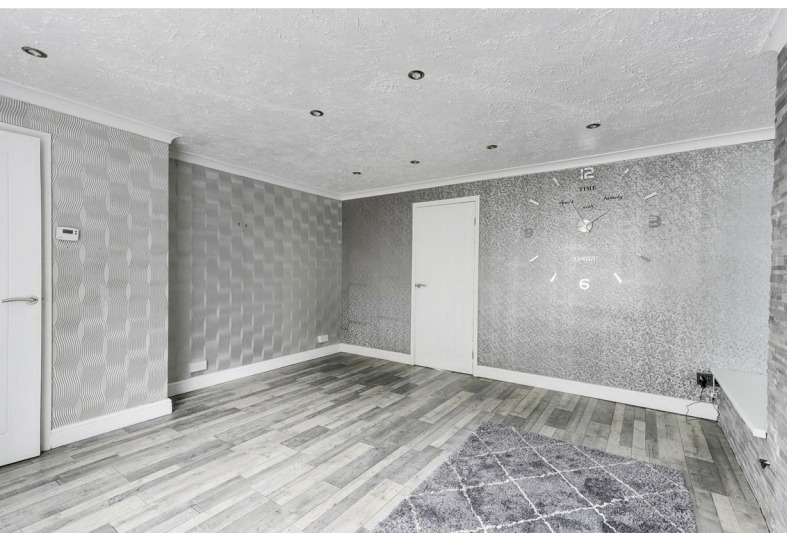
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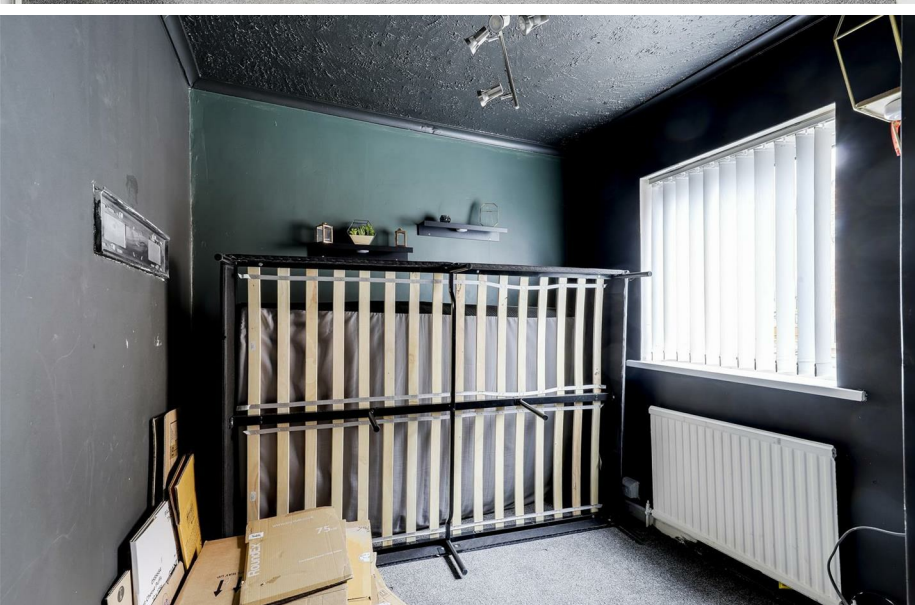


NO UPWARD CHAIN...

This well presented three-bedroom semi-detached house offers an ideal opportunity for a variety of buyers looking to move straight in. Situated in a well-connected location, the property is perfectly positioned close to local shops, great schools, and fantastic transport links, while also being just a stone's throw from Bestwood Country Park. To the ground floor, you are welcomed by an entrance hallway leading into a spacious reception room, perfect for relaxing or entertaining, alongside a modern fitted kitchen with stylish units and worktops. The first floor boasts three well-proportioned bedrooms, complemented by a contemporary shower room and access to a boarded loft, offering additional storage space. Externally, the property benefits from a driveway providing off-road parking for two vehicles at the front. To the rear, there is a private enclosed garden featuring a paved patio area, a practical shed, a lean-to shelter, raised planters adorned with a variety of plants, decking with a pergola, a lawned area, and a selection of mature shrubs and trees, creating a perfect outdoor haven for both relaxation and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedroom
- Spacious Reception Room
- Modern Fitted Kitchen
- Shower Room
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Connected Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Hallway

5'8" x 4'2" (1.74m x 1.28m)

The hallway has a built-in cupboard, coving and a single UPVC door providing access into the accommodation.

Living Room

14'6" x 13'10" (4.44m x 4.24m)

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

Kitchen

17'10" x 9'5" (5.44m x 2.87m)

The kitchen has a range of fitted gloss handleless base and wall units with worktops, an integrated double oven, a hob with an extractor hood, a sink and a half with a swan neck mixer tap, space and plumbing for a dishwasher, space for an American style fridge-freezer, a pop up power outlet, tiled flooring, partially tiled walls, a vertical radiator, a built-in cupboard, recessed spotlights, UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

7'10" x 7'6" (2.39m x 2.29m)

The landing has a radiator, a built-in cupboard, access into the boarded loft, coving and provides access to the first floor accommodation.

Master Bedroom

10'8" x 9'6" (3.27m x 2.92m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and coving.

Bedroom Two

12'10" x 10'1" (3.92m x 3.09m)

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

Bedroom Three

9'10" x 7'6" (3.00m x 2.29m)

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

Shower Room

7'7" x 5'1" (2.32m x 1.55m)

The shower room has a low level flush W/C, a wall-mounted vanity style wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, waterproof wall panels, a heated towel rail, an extractor fan, recessed spotlights and UPVC double-glazed windows to the side and rear elevations.

OUTSIDE

Front

To the front is a driveway for two vehicles.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, courtesy lighting, a shed, a lean-to shelter, raised planters with various plants, decking, a pergola, a lawn and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

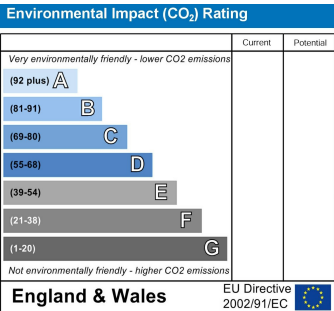
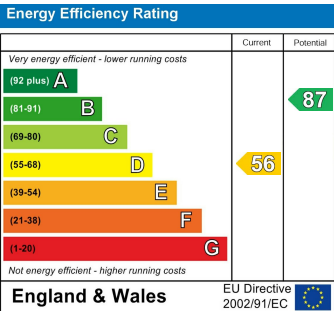
The vendor has advised the following:

Property Tenure is Freehold

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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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