

HoldenCopley

PREPARE TO BE MOVED

Queens Bower Road, Bestwood Park, Nottinghamshire NG5 5RF

Guide Price £190,000

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GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN

This three-bedroom semi-detached house is the perfect purchase for a wide range of buyers, offered to the market with no upward chain and bursting with potential to make it your own. Situated in a popular residential location, the property benefits from being within close proximity to local shops, excellent amenities, sought-after school catchments, and boasts fantastic transport links into Nottingham City Centre, along with easy access to the A60. It's also just a short walk away from the picturesque Bestwood Country Park, ideal for outdoor enthusiasts. Internally, the ground floor comprises an entrance hall, a versatile room currently being used as a boot room, a modern fitted kitchen, and a spacious open-plan living and dining area, perfect for entertaining and everyday family life. Upstairs, the property offers two double bedrooms along with a comfortable single bedroom, all serviced by a well-appointed three-piece bathroom suite. Outside, the property stands proudly with gardens to both the front and rear. The front garden features a large driveway providing ample off-street parking, while the enclosed rear garden enjoys a patio area, a lawn, and a handy garden shed – offering a fantastic space for relaxing or entertaining in the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living/Dining Area
- Three Piece Bathroom Suite
- Ample In-Built Storage Throughout
- Front & Rear Gardens
- Driveway
- No Upward Chain
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

8'9" x 3'8" (2.67m x 1.12m)

The entrance hall has wood effect flooring and carpeted flooring, in-built storage cupboard, alarm panel, radiator, double glazed window to the side elevation and a single door providing access into the accommodation.

Boot Room

7'0" x 5'6" (2.13m x 1.68m)

The boot room has wood effect flooring, two in-built storage cupboards and a single door providing access to the side and rear.

Living/Diner

22'6" x 11'1" (6.86 x 3.40)

The living/dining area has carpeted flooring, chimney breast with a feature fireplace, gas fire and decorative surround with a tiled hearth, two radiators and UPVC double glazed windows to the front and rear elevation.

Kitchen

10'10" x 7'10" (3.32 x 2.40)

The kitchen has wood effect laminate flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, sink and a half with a drainer and mixer taps, space and plumbing for a washing machine and dishwasher, integrated oven with electric hobs, splashback and an extractor unit, breakfast bar and a UPVC double glazed window to the side elevation

FIRST FLOOR

Landing

9'7" x 3'0" (2.94 x 0.93)

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

Master Bedroom

11'8" x 10'2" (3.57 x 3.12)

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

Bedroom Two

11'1" x 10'6" (3.40 x 3.21)

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

Bedroom Three

11'8" x 5'8" (3.56 x 1.74)

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

Bathroom

7'9" x 7'0" (2.38 x 2.15)

The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, chrome heated towel rail, low level dual flush WC, vanity washbasin with mixer taps, corner shower enclosure with a wall mounted mains-fed shower and two UPVC double glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front is a low maintenance garden with a lawn, a range of decorative plants and shrubs with a driveway providing ample off street parking with a hedge surround and gated access to the rear.

Rear

To the rear is an enclosed low maintenance garden with a lawn, range of decorative plants and shrubs with access to the shed and a fence and hedge surround.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach, CityFibre
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

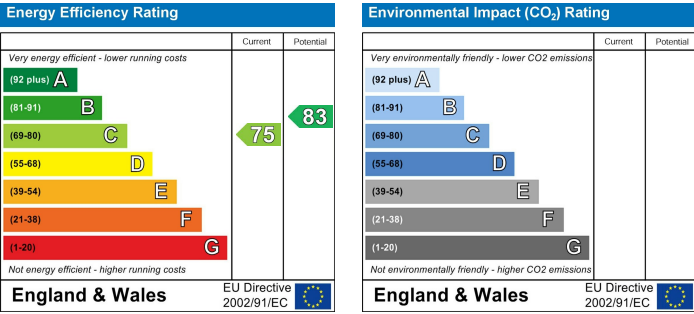
DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band 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.
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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 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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