

# HoldenCopley

PREPARE TO BE MOVED

Leybourne Drive, Bestwood, Nottinghamshire NG5 5GL

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£175,000

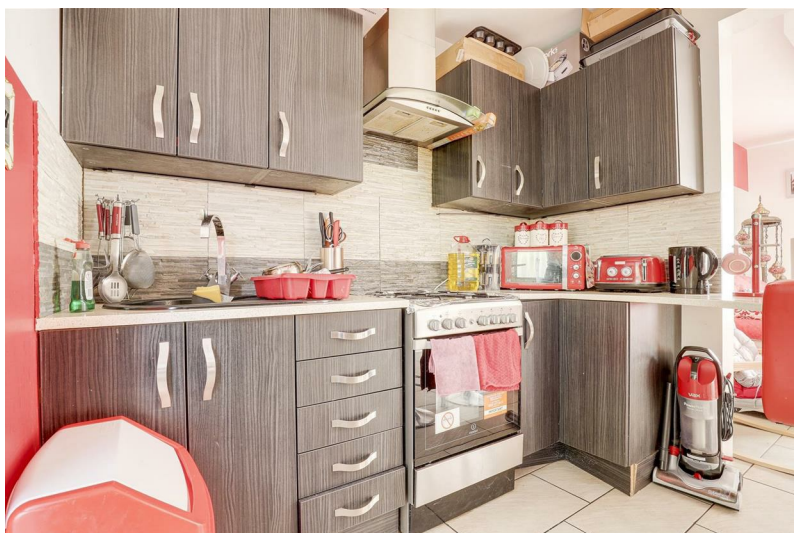
Leybourne Drive, Bestwood, Nottinghamshire NG5 5GL



## IDEAL FOR FIRST-TIME BUYERS...

This three-bedroom end-terrace house is an excellent choice for a wide range of buyers, whether you're a first-time purchaser or looking for an investment opportunity. The property is well placed for everyday convenience, with local shops, schools, and excellent transport links all within easy reach. On the ground floor, the entrance hall leads into a bright and welcoming open-plan reception room, ideal for both relaxing and entertaining. There is also a fitted kitchen, well designed for all your cooking needs. Upstairs, you'll find two double bedrooms, a comfortable single bedroom, and a three-piece family bathroom. Outside, the property benefits from a driveway and front garden with a lawned area. To the rear, there is an enclosed garden featuring a decked seating space, lawn, and mature trees, creating a pleasant spot for outdoor enjoyment.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Open-Plan Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Garden
- Ideal Home For First Time Buyers
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'1" x 3'11" (0.95m x 1.20m)

The entrance hall has tiled flooring, carpeted stairs and a single door providing access into the accommodation.

Living Room

11'0" x 14'5" (3.35m x 4.39m)

The living room has tiled flooring, recessed spotlights, open access to the kitchen and a UPVC double-glazed window to the front elevation.

Kitchen

13'3" x 8'9" (4.04m x 2.67m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a sink with a drainer and a swan neck mixer tap, space for a cooker, partially tiled walls, two in-built cupboards, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

7'10" x 5'10" (2.41m x 1.79m)

The landing has laminate wood-effect flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

9'8" x 9'11" (2.95m x 3.02m)

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

Bedroom Two

9'9" x 9'8" (2.97m x 2.95m)

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

Bedroom Three

6'11" x 8'1" (2.11m x 2.46m )

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

Bathroom

6'7" x 6'8" (2.01m x 2.03m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a corner whirlpool bath with a shower fixture, tiled walls, a heated towel rail, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a lawn, hedge borders and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a decked seating area with a canopy, a lawn, a concrete patio, mature trees 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.

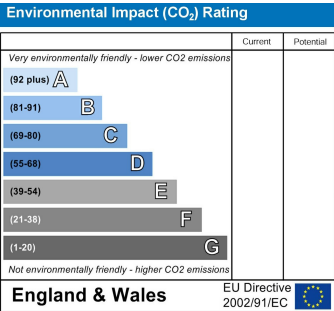
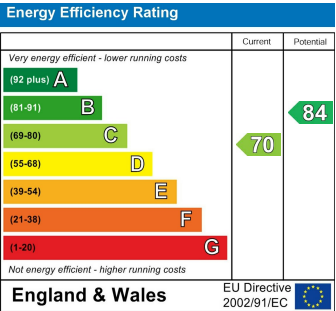
The vendor has advised the following:

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.

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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