

HoldenCopley

PREPARE TO BE MOVED

Andover Road, Bestwood, Nottinghamshire NG5 5FG

Guide Price £180,000- £190,000

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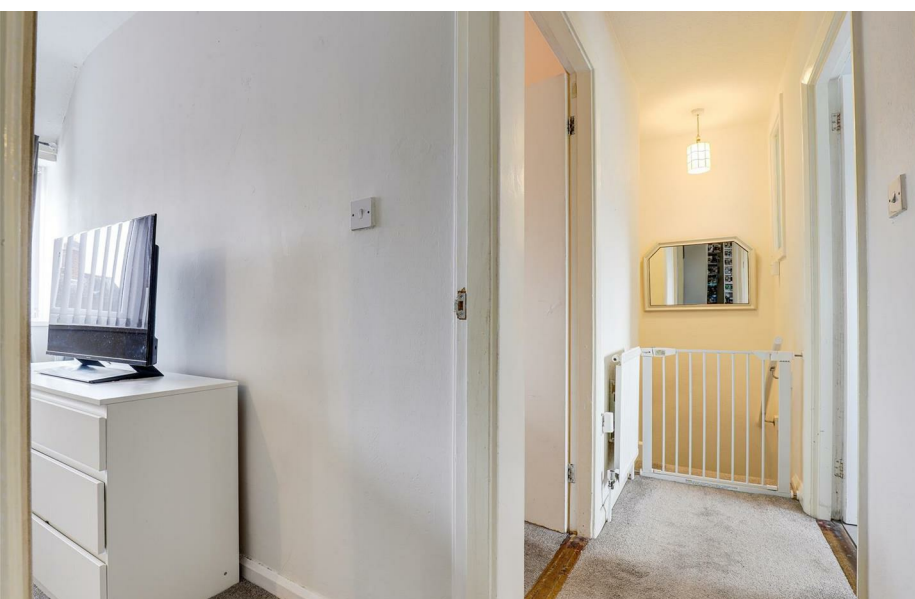
GUIDE PRICE £180,000 - £190,000

WELL CONNECTED AREA...

This mid-terraced home is well placed for easy access to Nottingham City Hospital, a variety of local shops, schools and excellent transport links into Nottingham City Centre, making it a great choice for a wide range of buyers. To the ground floor, the property features an entrance hall leading into a bright and spacious living room complete with a feature fireplace. The fitted kitchen sits to the rear and provides direct access out to the garden. The first floor offers three well-proportioned double bedrooms, all serviced by a three-piece bathroom suite. Outside, the property enjoys a lawned frontage with courtesy lighting, a gated entrance and access to the rear. The rear garden is fully enclosed and benefits from a brick-built outbuilding, a further shed, a lawned area and both fence and hedge boundaries, creating a private and secure space.

MUST BE VIEWED





- Mid Terraced House
- Three Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'8" x 2'9" (1.73m x 0.84m)

The entrance hall has carpeted flooring, a wall-mounted alarm keypad, and a composite door providing access into the accommodation.

Living Room

15'2" x 10'11" (4.64m x 3.35m)

The living room has a UPVC double glazed window to the front elevation, a fitted base unit, a radiator, a TV point, a freestanding fireplace, and wood-effect flooring.

Kitchen

8'4" x 15'5" (2.56m x 4.71m)

The kitchen has a range of modern fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, an integrated gas hob and extractor fan, an integrated microwave, an integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, an in-built cupboard, a wall-mounted boiler, recessed spotlights, a radiator, tiled splashback, Herringbone style flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'3" x 2'7" (2.53m x 0.80m)

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

Master Bedroom

9'8" x 12'8" (2.96m x 3.88m)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

9'8" x 9'7" (2.97m x 2.94m)

The second bedroom has a UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

9'11" x 9'3" (3.04m x 2.83m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

6'10" x 7'10" (2.09m x 2.40m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a rainfall and handheld shower fixture and shower screen, recessed spotlights, an extractor fan, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, a fence panelled boundary, gated access, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with access into a brick build outbuilding, a lawn, a shed, and a fence panelled and hedged boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 - Gedling Borough Council - Band G

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.

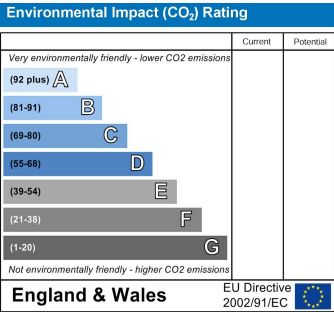
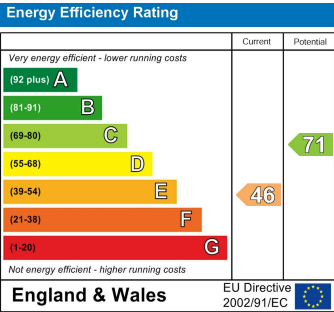
The vendor has advised the following:

Property Tenure is Freehold

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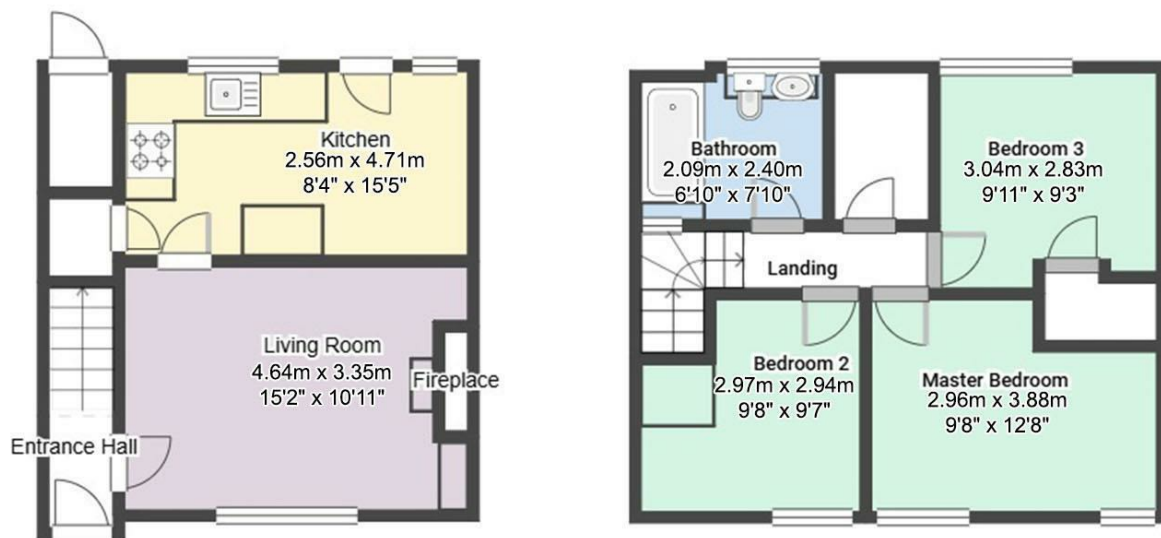
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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