

# HoldenCopley

PREPARE TO BE MOVED

Beckhampton Road, Bestwood, Nottinghamshire NG5 5NG

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£200,000

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## IDEAL FOR FIRST TIME BUYERS...

Situated in a well-connected location, this three-bedroom semi-detached house is well-presented throughout and offers spacious accommodation, making it the perfect purchase for first-time buyers or growing families alike. The property benefits from being within easy reach of a range of local amenities, schools, and excellent transport links into Nottingham City Centre. To the ground floor, the accommodation comprises an entrance hall, a spacious living and dining room with a feature fireplace and direct access to the rear garden, and a modern fitted kitchen complete with a range of integrated appliances and ample storage space. The first floor hosts three well-proportioned bedrooms serviced by a contemporary four-piece bathroom suite. To the second floor is an additional attic room offering versatile use. Outside, the property boasts a low-maintenance gravelled garden to the front, and to the rear is a private enclosed garden featuring a lawn, paved seating area, and a shed – perfect for outdoor entertaining.

## MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Attic Room
- Ample Storage
- Private Enclosed Rear Garden
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'10" x 3'8" (2.09m x 1.12m )

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in storage wardrobe, and a single composite door providing access into the accommodation.

Living/Dining Room

22'5" x 11'3" (max) (6.84m x 3.44m (max))

The living/dining room has wood-effect flooring, a feature fireplace, two radiators, a UPVC double-glazed bow window to the front elevation, and sliding patio doors leading out to the rear garden.

Kitchen

18'3" x 7'8" (max) (5.58m x 2.35m (max))

The kitchen has a range of fitted gloss base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven and electric hob with a stainless steel splashback and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, a radiator, a built-in understairs storage cupboard, recessed spotlights, two UPVC double-glazed windows to the side elevation, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

9'2" x 8'9" (2.80m x 2.68m )

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Master Bedroom

11'6" x 10'2" (max) (3.52m x 3.11m (max))

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

Bedroom Two

11'3" x 10'7" (max) (3.43m x 3.25m (max))

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

Bedroom Three

11'3" x 5'7" (3.45m x 1.72m )

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

Bathroom

7'8" x 7'2" (2.35m x 2.20m )

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted electric handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Attic Room

17'9" x 9'8" (5.43m x 2.97m )

The attic room has carpeted flooring, eaves storage, and a double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled garden with hedged boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved seating area, stone dividers, a lawn, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to historic alcohol-related restrictive covenants from 1940/1949 that still bind the land unless formally released as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

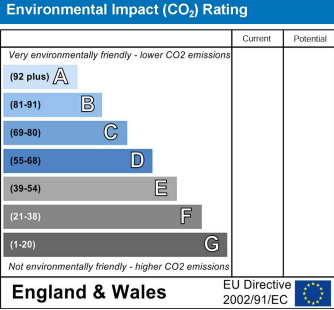
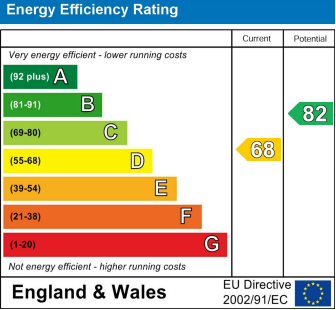
The vendor has advised the following:

Property Tenure is freehold.

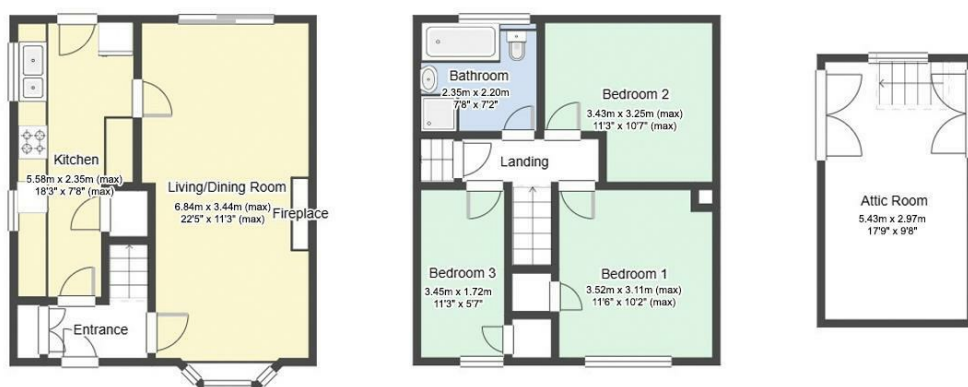
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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