

HoldenCopley

PREPARE TO BE MOVED

Treegarth Square, Bestwood Park, Nottinghamshire NG5 5QZ

Offers In The Region Of £190,000

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MID TERRACED HOUSE...

Welcome to this mid-terraced home which presents a fantastic opportunity for a range of buyers, offering a comfortable and well-designed living space in a sought-after location. Ideally situated close to shops, schools, and excellent transport links, the property provides both convenience and a welcoming atmosphere. Upon entering, the hallway leads into a well-equipped fitted kitchen, complete with a breakfast bar, ample storage, and direct access to the rear garden, making it a perfect space for casual dining or entertaining. The spacious living and dining room is bright and airy, providing a versatile area for relaxation and gatherings, with double French doors that open onto the enclosed rear garden. Upstairs, the property features three bedrooms, each offering a comfortable and functional space, ideal for families, guests, or a home office setup. The first floor is completed by a modern three-piece bathroom suite. The exterior of the home is equally appealing, with a neatly maintained front that includes courtesy lighting and a driveway with a gravelled border, offering off-road parking. To the rear, the enclosed garden has been designed for low-maintenance living, featuring an artificial lawn that remains vibrant year-round. Security lighting enhances safety and convenience, while a well-appointed shed, complete with lighting, electrics, and ample storage, provides a practical space for tools, equipment, or additional storage needs. A sturdy fence-panelled boundary ensures privacy.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

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

The hallway has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

Lounge/Diner

22'3" x 11'0" (6.80 x 3.37)

The lounge/diner has a UPVC double glazed window to the front elevation, a radiator, a TV point, space for a dining table, wood-effect flooring, and double French doors opening to the rear garden.

Kitchen

18'9" x 7'8" (5.74 x 2.36)

The kitchen has a range of fitted base and wall units with worktops and breakfast bar, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space a fridge freezer, an under stairs in-built cupboard, a vertical radiator, tiled splash back, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'6" x 2'10" (2.91 x 0.88)

The landing has carpeted flooring, access into the loft via a pull-down ladder, and access to the first floor accommodation.

Master bedroom

11'7" x 10'1" (3.55 x 3.09)

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

Bedroom Two

11'1" x 10'4" (3.38 x 3.16)

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

Bedroom Three

11'7" x 5'7" (3.54 x 1.71)

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

Bathroom

7'9" x 6'11" (2.37 x 2.11)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a chrome heated towel rail, coving to the ceiling, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a driveway with a gravelled border.

Rear

To the rear of the property is an enclosed low-maintenance garden with security lighting, an artificial lawn, a shed with lighting, electrics and ample storage, and a fence panelled 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 220Mbps

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 - 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:

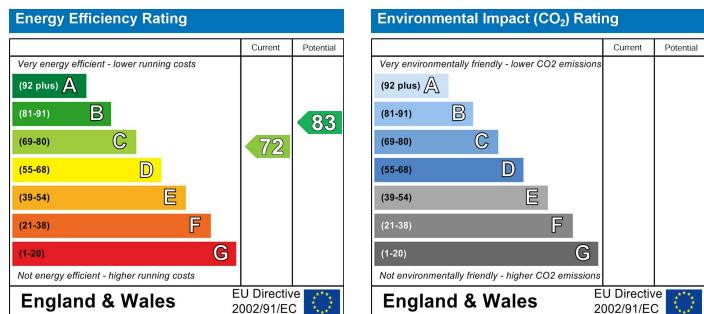
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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