

HoldenCopley

PREPARE TO BE MOVED

Iona Gardens, Bestwood, Nottinghamshire NG5 9NT

£160,000

WELL CONNECTED LOCATION...

This end-terraced house is perfectly positioned within easy reach of a variety of local amenities, including shops, cafes, and excellent transport links, making commuting and day-to-day living straightforward. It offers an excellent opportunity for any buyer looking to personalise a home to their own taste. The ground floor comprises a welcoming entrance hall leading into a spacious living room, ideal for both relaxing and entertaining. The kitchen-diner provides a bright and practical space for cooking and dining, with doors opening directly onto the rear garden, allowing for seamless indoor-outdoor living. On the first floor, there are two well-sized bedrooms and a modern three-piece shower room, providing comfortable accommodation for a small family or couple. Externally, the front of the property benefits from a neat lawn and security lighting, creating a welcoming entrance. The rear garden is fully enclosed, featuring a combination of lawn, a shed for storage, fencing, and brick wall boundaries, as well as gated access, offering privacy and versatility for outdoor activities.

MUST BE VIEWED



- End Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Storage
- Front & Rear Gardens
- Popular Location
- Excellent Transport Links
- Must Be Viewed

GROUND FLOOR

Entrance
14'7" max x 5'10" (4.47m max x 1.79m)
The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a dado rail, a radiator, and a composite door providing access into the accommodation.

Living Room
13'2" max x 11'5" (4.02m max x 3.49m)
The living room has a UPVC double glazed window to the front elevation, a feature fireplace, a TV point, coving to the ceiling, and carpeted flooring.

Kitchen
17'8" max x 10'0" (5.40m max x 3.05m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, a wall-mounted boiler, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, an in-built cupboard, a radiator, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing
11'8" max x 5'10" (3.57m max x 1.78m)
The landing has carpeted flooring, two in-built cupboards, a dado rail, access into the loft, and access to the first floor accommodation.

Bedroom One
13'8" max x 11'8" (4.18m max x 3.56m)
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two
11'7" max x 9'7" (3.55m max x 2.94m)
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, carpeted flooring, and access into the storage room.

Storage Room
7'8" x 5'10" (2.36m x 1.79m)
The storage room has a window too the front elevation, and carpeted flooring.

Shower Room
8'7" x 5'5" (2.62m x 1.66m)
The shower room has two UPVC double glazed obscure windows to the rear elevation, a concealed dual flush W/C and a vanity-style wash basin, a walk-in shower with a wall-mounted electric shower fixture, a chrome heated towel rail, water proof boarding to the walls, and tiled flooring.

OUTSIDE

Front
To the front of the property is security lighting, and a lawn.

Rear
To the rear of the property is an enclosed garden with a shed, a lawn, a fence and brick wall boundary, and gated access.

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 1000Mbps 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 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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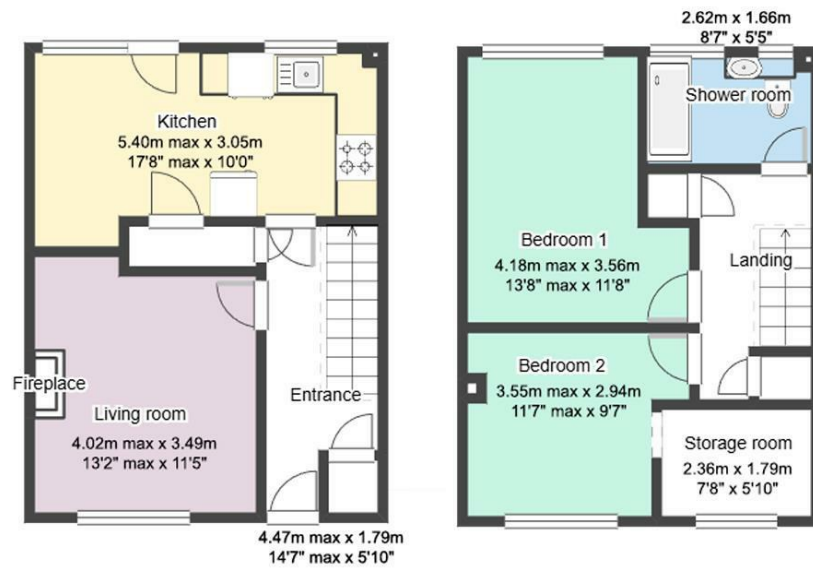
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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