

HoldenCopley

PREPARE TO BE MOVED

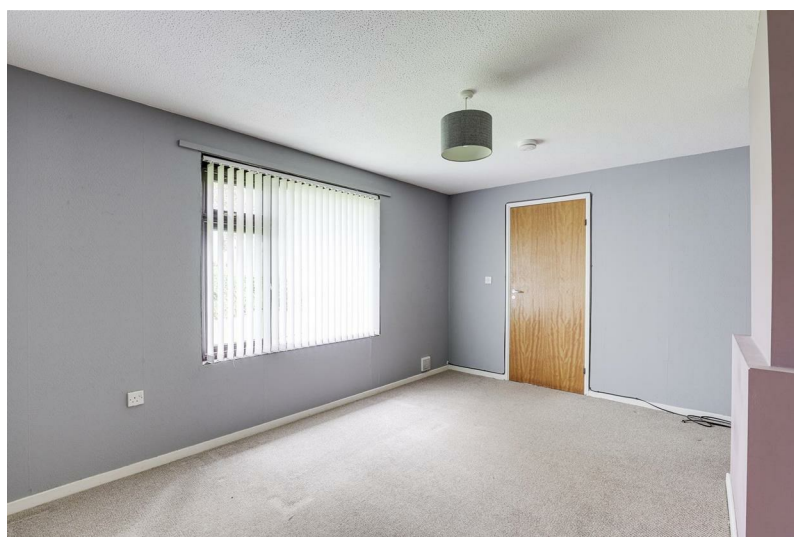
Fremount Drive, Beechdale, Nottinghamshire NG8 3GL

£170,000

NO UPWARD CHAIN...

This two-bedroom detached bungalow offers the perfect blend of space and convenience, making it an ideal option for those seeking to downsize or bid farewell to stairs. With no upward chain, your transition to this delightful abode is seamless. Nestled in a convenient location, you'll find yourself within easy reach of local amenities and effortless commuting links. Step inside to discover a welcoming entrance hall leading to a generously sized living room, perfect for relaxing or entertaining guests. The modern fitted kitchen boasts ample storage and preparation space, making mealtime a breeze. Retreat to the well-appointed shower suite for a refreshing experience. The accommodation further comprises two comfortable double bedrooms, providing ample space for rest and relaxation. Outside, a wrap-around lawned garden beckons, complete with a handy shed and hedged boundaries.

MUST BE VIEWED



- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Shower Suite
- Storage Space
- Wrap-Around Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, two in-built open cupboards, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

10'3" x 8'9" (3.14m x 2.68m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, an integrated oven with a gas hob and extractor fan, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a fridge freezer, a radiator, wood-effect flooring, tiled splashback, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation, and a single door providing access to the garden.

Living Room

14'0" x 10'3" (4.29m x 3.14m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a TV point.

Bedroom One

11'1" x 10'4" (3.38m x 3.17m)

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

Bedroom Two

10'3" x 7'11" (3.13m x 2.42m)

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

Bathroom

7'8" x 7'4" (2.36m x 2.24m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, an in-built cupboard, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a wrap-around lawn garden with a range of various plants and shrubs, a shed, a handrail, and hedged borders.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Sewage – Mains Supply

Flood Risk – Very low risk of flooding

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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.

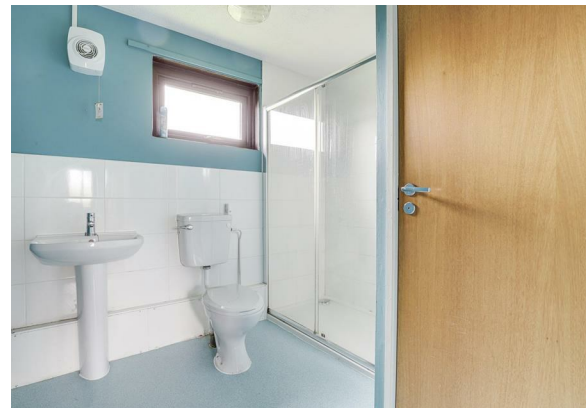
The vendor has advised the following:

Property Tenure is Freehold

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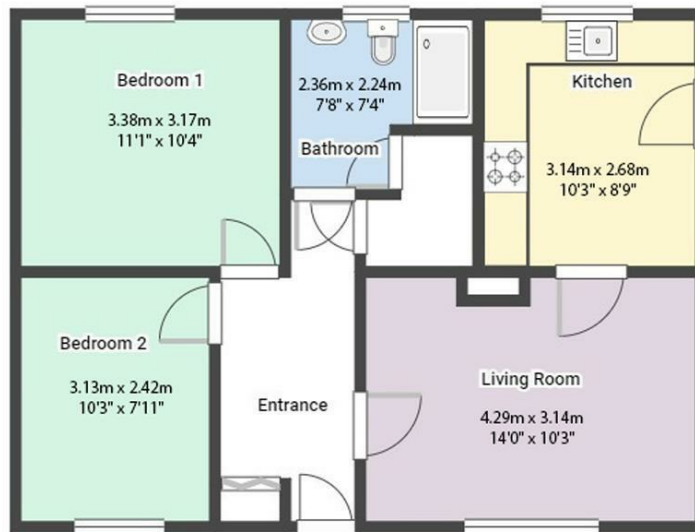
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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