

# HoldenCopley

PREPARE TO BE MOVED

Bestwood Road, Hucknall, Nottinghamshire NG15 7PT

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**Guide Price £240,000**

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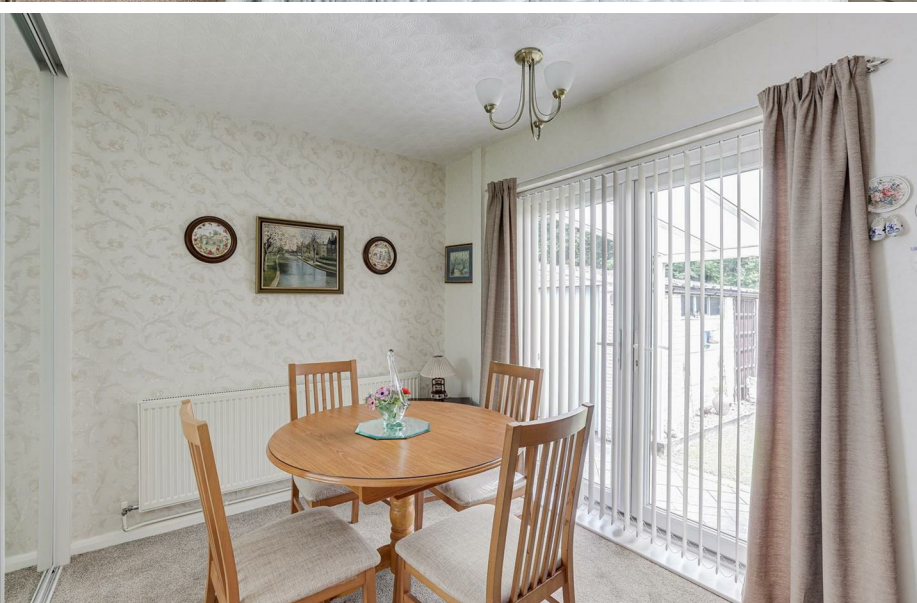
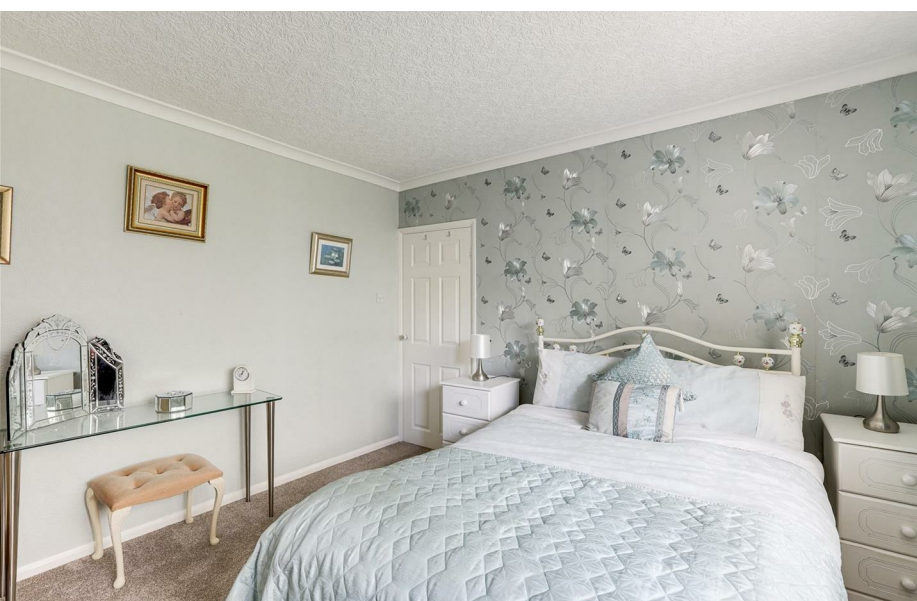
GUIDE PRICE £240,000 - £250,000

LOCATION LOCATION LOCATION...

This two-bedroom semi-detached bungalow is well-presented throughout and sure to appeal to a variety of buyers looking for a home ready to move straight into. Situated in close proximity to numerous local amenities, including Beswood Country Park, shops, excellent transport links, and top-rated school catchments. The accommodation begins with an entrance hall leading to a spacious living room, perfect for relaxation and entertaining. The modern fitted kitchen offers ample storage and workspace, making it ideal for home cooking enthusiasts. A contemporary shower room provides a sleek and functional space for daily routines. The two well-proportioned bedrooms are bright and comfortable. The property has the added benefit of loft access for additional storage. Externally, the property boasts a driveway at the front, providing off-road parking. To the rear, a private garden offers a patio area for outdoor dining, a well-maintained lawn and a detached garage for extra storage or a workshop. This bungalow is a true gem, offering a ready-to-move-in experience in a highly desirable location.

MUST BE VIEWED





- Semi Detached Bungalow
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Shower Room
- Garage
- Driveway
- Private Rear Garden
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

5'7" x 5'7" (1.70m x 1.70m )

The entrance hall has herringbone-effect flooring, a radiator, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation.

### Kitchen

12'7" x 9'4" (max) (3.84m x 2.84m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and fridge, a gas hob with an extractor fan, a composite sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, tile-effect flooring, partially tiled walls, a built-in cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

### Living Room

14'4" x 12'2" (max) (4.37m x 3.71m (max))

The living room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, coving and a ceiling rose.

### Corridor

8'5" x 4'1" (max) (2.57m x 1.24m (max))

The corridor has wood-effect flooring and access to the loft.

### Shower Room

7'1" x 6'5" (2.16m x 1.96m )

The shower room has a low level concealed flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, grab handles, a chrome heated towel rail, tiled flooring and walls, coving and a UPVC double-glazed obscure window to the rear elevation.

### Master Bedroom

12'10" x 11'5" (max) (3.91m x 3.48m (max))

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, coving and fitted floor to ceiling wardrobes.

### Bedroom Two

10'11" x 9'10" (max) (3.33m x 3.00m (max))

The second bedroom has UPVC double French doors providing access out to the garden, carpeted flooring, a radiator and fitted floor to ceiling mirrored wardrobes.

## OUTSIDE

### Front

To the front of the property is a driveway, double wooden gates and a carport with a polycarbonate roof.

### Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio, a lawn and a detached garage.

### Garage

15'8" x 8'11" (4.78m x 2.72m )

The garage has double garage doors, windows to the side elevation and a single wooden gate.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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