

HoldenCopley

PREPARE TO BE MOVED

Morello Drive, Beechdale, Nottinghamshire NG8 3QF

Guide Price £235,000 - £260,000

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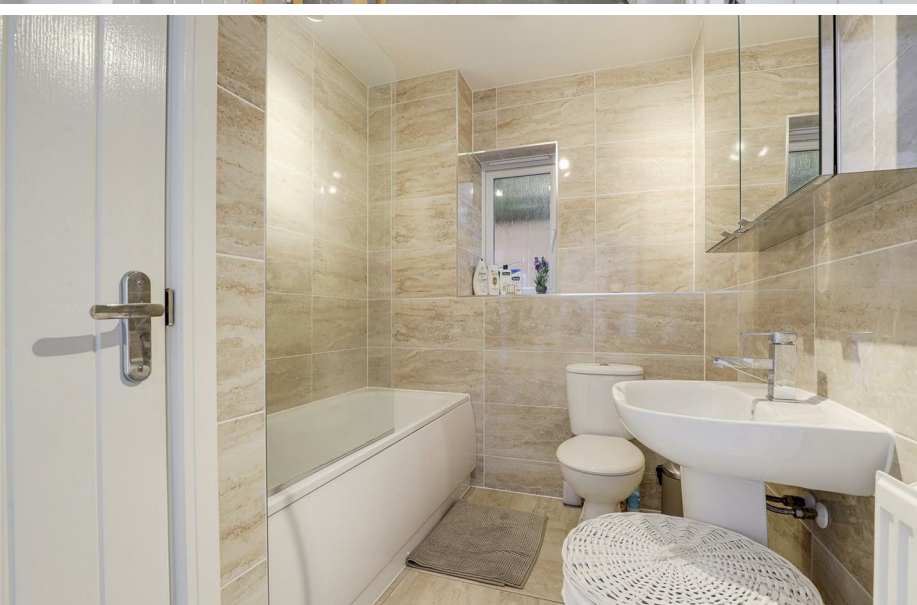
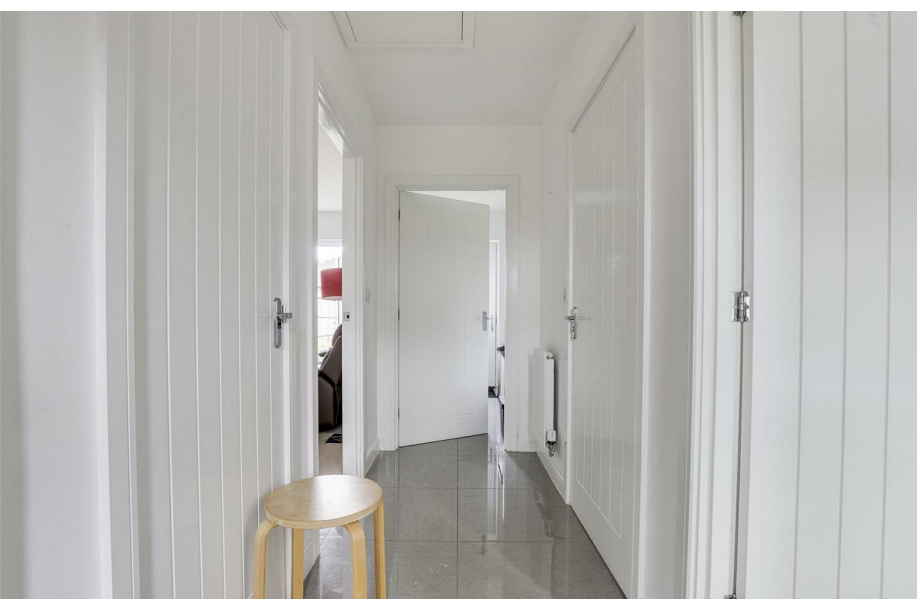
GUIDE PRICE £235,000 - £250,000

SEMI DETACHED BUNGALOW...

Nestled in a highly sought-after area, this semi-detached bungalow offers a fantastic opportunity for buyers seeking a convenient single-storey living. The property is ideally located close to a range of local amenities, including popular shops, well-regarded schools, and excellent transport links providing easy access to Nottingham City Centre and the surrounding areas. As you enter the bungalow, you are welcomed by a generously sized entrance hall. The living room is a bright and airy space, enhanced by double French doors that seamlessly connect the indoors with the outdoors, leading directly to the rear garden. The fitted kitchen offers ample cupboard space and work surfaces. The bungalow features two comfortable bedrooms, each offering plenty of space for furniture and personal touches. The modern three-piece bathroom suite is well-appointed and designed for both functionality and comfort. Outside, the property. The front of the bungalow boasts a driveway, ensuring off-street parking, and is complemented by a planted border featuring a variety of shrubs and bushes. The rear garden is fully enclosed, providing a private and tranquil retreat. It includes courtesy lighting, a lawn, a sturdy garden shed for extra storage, and a fence-panelled boundary that ensures privacy. One of the standout features of this property is the versatile garden room, which offers a multitude of uses. Whether you're looking for a home office, studio, or additional living space, this room has it all. It is equipped with UPVC double-glazed windows, electrical fittings, a wall-mounted heater for year-round comfort, recessed spotlights, and pine wood surround and wood flooring. Sliding patio doors open directly onto the garden.

MUST BE VIEWED





- Semi Detached Bungalow
- Two Bedroom
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has tiled flooring, a radiator, an in-built cupboard, access into the loft, and a composite door providing access into the accommodation.

Living Room

13'8" x 11'5" (4.19m x 3.49m)

The living room has tiled flooring with underfloor heating, a TV point, space for a dining table, and double French doors opening out to the rear garden.

Kitchen

14'0" x 8'1" (4.29m x 2.48m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob, stainless steel splashback and extractor fan, an integrated dishwasher, a radiator, tiled flooring, a UPVC double glazed window to the rear elevation, and a single door opening out to the rear garden.

Bedroom One

12'3" x 11'5" (3.74m x 3.48m)

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

Bedroom Two

9'9" x 8'3" (2.99m x 2.53m)

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

Bathroom

9'8" x 6'2" (2.95m x 1.89m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an in-built cupboard, a radiator, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway, planted border with shrubs and bushes, and access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a patio area, a shed, a lawn, a fence panelled boundary, and access into the garden room.

Garden Room

10'4" x 8'7" (3.15m x 2.64m)

The versatile garden room has a UPVC double glazed window, electrics, a wall-mounted heater, recessed spotlights, pine wood surround, wood flooring, and sliding patio doors opening to the rear garden.

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 100Mbps

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 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.

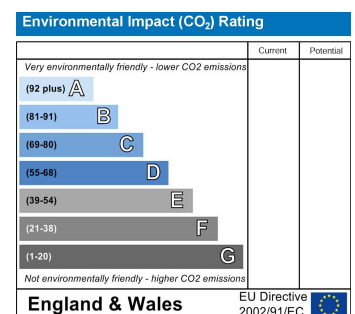
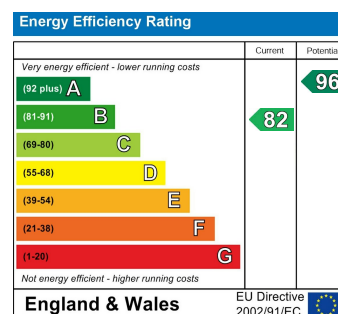
The vendor has advised the following:

Property Tenure is Freehold

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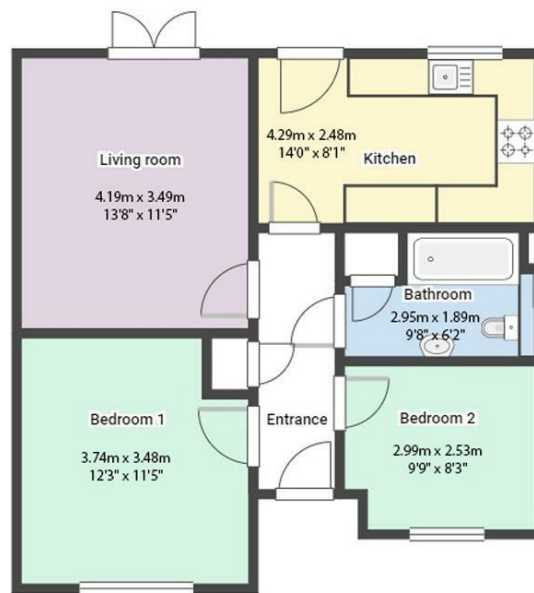
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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