

HoldenCopley

PREPARE TO BE MOVED

Beckley Road, Broxtowe, Nottinghamshire NG8 6GY

£165,000

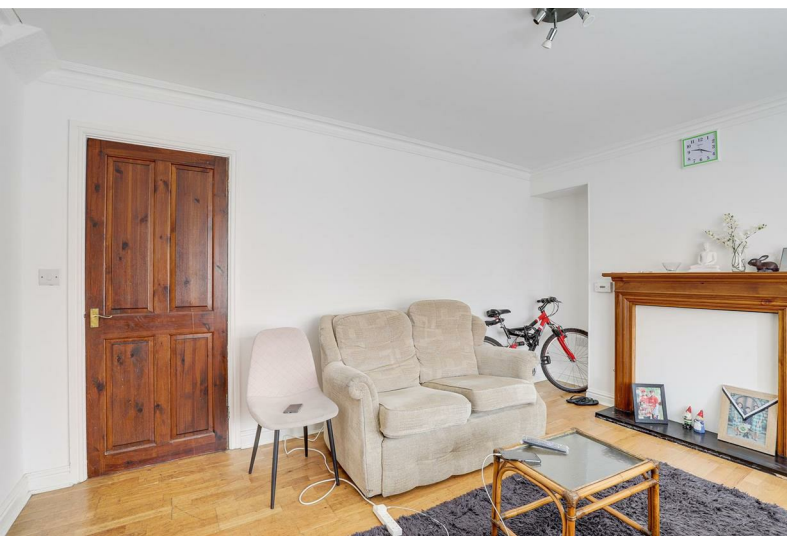
Beckley Road, Broxtowe, Nottinghamshire NG8 6GY



NO UPWARD CHAIN...

This mid-terraced house presents an ideal purchase for both first time buyers and investors. The property is located in a residential area, benefiting from easy access to local amenities, including shops, schools, and leisure facilities. Excellent transport links make commuting convenient, enhancing its appeal to potential tenants. On the ground floor, the house features an entrance hall leading into a bright and airy living room. The living room seamlessly connects to the fitted kitchen, providing a layout that includes ample storage and countertop space. The sliding patio doors in the kitchen open out to the rear garden. The first floor accommodates three bedrooms, all benefiting from plenty of natural light. A well-maintained three-piece bathroom suite completes the upper floor. Externally, the property offers practical spaces. At the front, a private driveway provides off-road parking. To the rear, the enclosed garden, comprising of a patio area, a lawn, and a fence-panelled boundary for privacy and security.

MUST BE VIEWED





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





GROUND FLOOR

Hall

The hall has carpeted flooring, a dado rail, and a UPVC door providing access into the accommodation.

Living room

14'6" x 11'1" (4.42m x 3.39m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace, a fitted base cupboard, coving to the ceiling, and wood-effect flooring.

Kitchen

8'5" x 17'11" (2.58m x 5.47m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a mixer tap and drainer, an integrated oven a gas ring hob, and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, an extractor fan, an in-built cupboard, tiled splashback, vinyl flooring, two UPVC double glazed windows to the rear elevation, and sliding patio doors to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

10'11" x 9'7" (3.35m x 2.93m)

The first bedroom has a UPVC double glazed window to the front elevation a radiator, a range of fitted wardrobes, and carpeted flooring

Bedroom Two

10'0" x 9'9" (3.06m x 2.98m)

The second bedroom has a UPVC double glazed window to the rear elevation a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

6'11" x 8'0" (2.13m x 2.45m)

The third bedroom has a UPVC double glazed window to the rear elevation a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

6'7" x 6'7" (2.03m x 2.01m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a 'P' shaped panelled bath with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is driveway.

Rear

To the rear of the property is an enclosed rear garden, with a patio area, a lawn, 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 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 - 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.

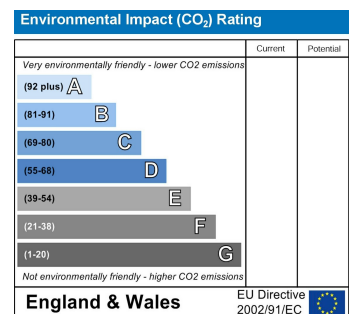
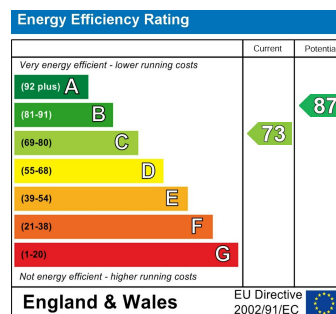
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

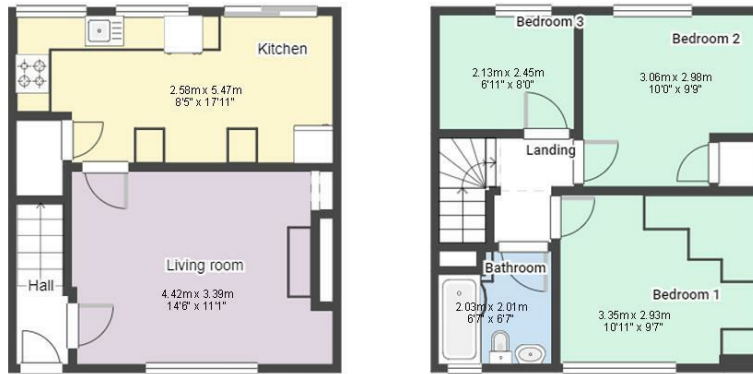
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Beckley Road, Broxtowe, Nottinghamshire NG8 6GY

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.