

# HoldenCopley

PREPARE TO BE MOVED

Bestwood Road, Hucknall, Nottinghamshire NG15 7PQ

---

Guide Price £220,000



Bestwood Road, Hucknall, Nottinghamshire NG15 7PQ





Guide Price £220,000 - £240,000  
NO UPWARD CHAIN...

We are delighted to present this spacious semi-detached bungalow, located in a popular and well-connected area. Offering easy access to local amenities such as schools, shops, and leisure facilities, as well as excellent transport links, this property is perfect for those seeking the convenience of single-storey living. With plenty of potential, it's an ideal opportunity for buyers looking to personalise and put their own stamp on a home. The accommodation begins with an entrance hall that leads into a bright living room, featuring a fireplace. A central hallway provides access to the rest of the home, including a fitted kitchen, and a conservatory at the rear that floods the space with natural light and offers seamless access to the garden. The bungalow comprises two bedrooms fitted with built-in wardrobes, ensuring ample storage space. The bedrooms are serviced by a modern three-piece bathroom suite. Externally, the front of the property includes a gravelled area with a lawn and a planted border, enhancing its curb appeal. A gated side access leads to the rear of the property, where you'll find a low-maintenance enclosed garden. The garden features a paved patio, perfect for outdoor seating or dining, a raised gravelled area, and is enclosed by a traditional brick wall, providing both privacy and security. Additionally, a UPVC door offers access to a detached garage, providing ample storage space and parking.

MUST BE VIEWED







- Semi Detached Bungalow
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

The entrance hall has a UPVC double glazed obscure windows to the front and side elevations, wood-effect flooring, and a UPVC door providing access into the accommodation.

### Living Room

14'4" x 12'4" (4.39m x 3.76m)

The living room has two UPVC double glazed windows to the front and side elevation, a feature fireplace with a decorative surround, coving to the ceiling, a radiator, wood-effect flooring.

### Kitchen

12'9" x 9'4" (3.89m x 2.86m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a radiator, a floor-mounted boiler, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the side elevation.

### Conservatory

16'1" x 6'9" (4.91m x 2.06m)

The conservatory has tiled flooring, in-built cupboards, a UPVC double glazed surround, a Polycarbonate roof, and a UPVC door opening out to the rear garden.

### Hall

The hall has wood-effect flooring, and access into the loft.

### Bedroom One

12'6" x 11'5" (3.83m x 3.49m)

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

### Bedroom Two

10'11" x 7'9" (3.33m x 2.38m)

The second bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes with sliding mirrored doors, a radiator, and carpeted flooring.

### Bathroom

6'11" x 6'1" (2.12m x 1.87m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a dual flush W/C, a vanity-style wash basin, a double walk-in shower with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area, a lawn, a planted border, and gated access to the rear garden.

### Rear

To the rear of the property is a low-maintenance enclosed garden with a patio, raised gravelled area, a brick wall surround, and a UPVC door providing access into the garage with ample storage space.

## 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 - Some coverage of 3G & 5G

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 G

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.

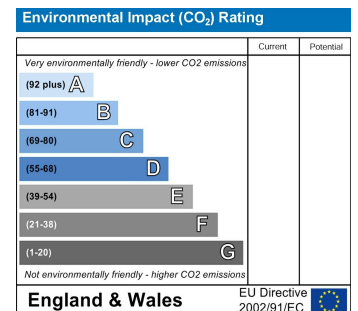
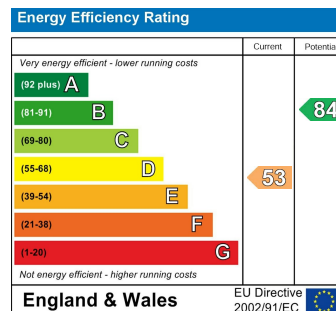
The vendor has advised the following:

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.





Bestwood Road, Hucknall, Nottinghamshire NG15 7PQ

**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](mailto:hucknaloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://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.