

HoldenCopley

PREPARE TO BE MOVED

Coronation Road, Bestwood Village, Nottinghamshire NG6 8TH

£170,000

Coronation Road, Bestwood Village, Nottinghamshire NG6 8TH



NO UPWARD CHAIN...

This spacious three-bedroom semi-detached house presents a fantastic opportunity for investors or those eager to create their dream home. The property offers great potential for modernisation and customisation, allowing you to truly make it your own. Situated in a convenient location, the house is within close proximity to local shops, excellent transport links, and great school catchments, making it an ideal choice for families or professionals. On the ground floor, the property features an entrance hall leading to a generously sized living room, perfect for relaxation. The adjoining kitchen-diner offers ample space for family meals or entertaining, with the potential to be transformed into a stylish, open-plan space. Upstairs, the first floor comprises three bedrooms and a three-piece bathroom suite. There is also access to the loft, providing additional storage or future conversion possibilities. Outside, the property benefits from a driveway at the front, providing off-street parking, while the rear garden features a lawn and a patio area, offering a great space for outdoor activities or relaxation. With its spacious layout and prime location, this home is a fantastic project for those seeking to renovate and add value, whether as an investment or a personal project.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Fitted Kitchen Diner
- Spacious Living Room
- Three Piece Bathroom Suite
- Large Rear Garden
- Off Road Parking
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, coving and a UPVC single door providing access into the accommodation.

Living Room

15'0" x 10'6" (4.59m x 3.21m)

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

Kitchen Diner

21'2" max x 17'3" max (6.47m max x 5.26m max)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, an integrated oven, an electric hob, a sink and a half with a drainer, space for an under the counter fridge and freezer, vinyl and carpeted flooring, two radiators, a built-in cupboard, coving, a UPVC double-glazed window to the side elevation, UPVC sliding patio doors providing access out to the garden and a Aluminium single door providing access into the porch.

Porch

5'0" x 3'2" (1.54m x 0.98m)

The porch has carpeted flooring and Aluminium sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a built-in cupboard, access to the loft, coving and provides access to the first floor accommodation.

Master Bedroom

13'1" max x 10'5" max (3.99m max x 3.19m max)

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

Bedroom Two

13'5" x 8'7" (4.09m x 2.64m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes and over the head cupboards, a built-in cupboard and coving.

Bedroom Three

9'2" x 7'5" (2.81m x 2.27m)

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

Bathroom

7'6" x 5'5" (2.31m x 1.67m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tile-effect flooring, a radiator, tiled walls, coving and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn and concrete driveway.

Rear

To the rear of the property is a garden with a lawn, a patio and mature shrubs.

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 Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – Yes - single brick

Any Legal Restrictions – No

Other Material Issues – polystyrene ceiling tiles in bathroom and small bedroom

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

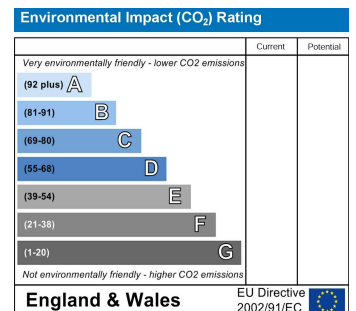
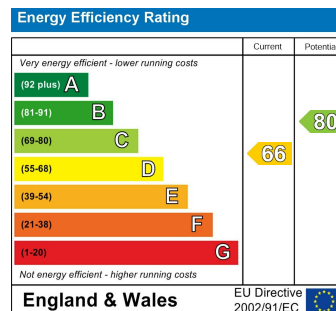
The vendor has advised the following:

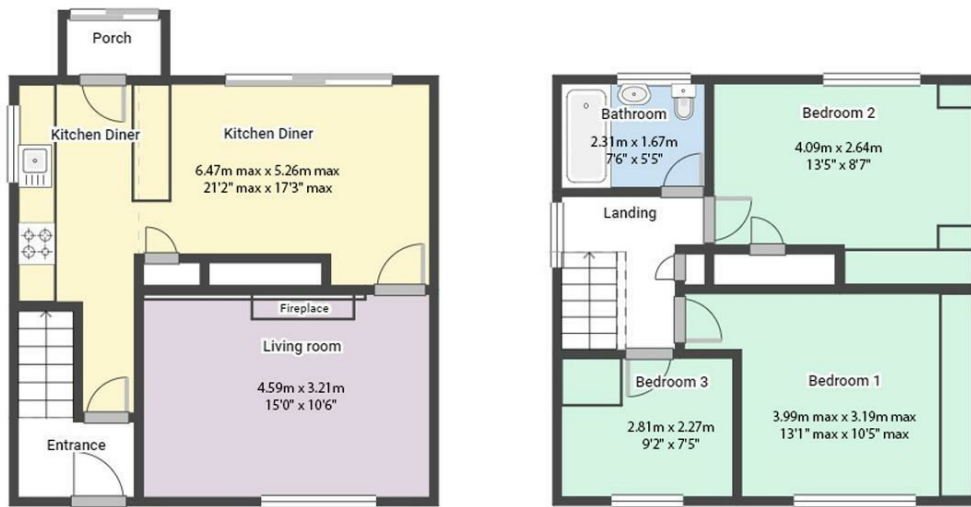
Property Tenure is Freehold

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.





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