

HoldenCopley

PREPARE TO BE MOVED

Saltburn Road, Beechdale, Nottinghamshire NG8 3FZ

£200,000

Saltburn Road, Beechdale, Nottinghamshire NG8 3FZ



NO UPWARD CHAIN...

This newly renovated two-bedroom detached bungalow is move-in ready and comes with the advantage of no upward chain. Nestled in a popular location, it provides easy access to a variety of local amenities, including shops, schools, and commuting links. The home welcomes you with a bright entrance hall, leading to a spacious and airy reception room filled with natural light. The newly fitted modern kitchen is equipped with stylish finishes and access to the conservatory, to enjoy views of the garden. The bungalow offers two well-sized double bedrooms, along with a stylish bathroom featuring contemporary fixtures. Externally, the front of the property includes a generous driveway offering off-road parking and a garden area with a lawn, surrounded by plants and shrubs. At the rear, you'll find convenient access to the garage, an additional lawn, with plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Conservatory
- Stylish Bathroom
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

3*9" x 4*7" (1.15m x 1.42m)

The entrance hall has laminate wood-effect flooring and a single UPVC door providing access into the accommodation.

Lobby

6*1" x 7*4" (1.86m x 2.26m)

This space has laminate wood-effect flooring, a radiator, a fitted stroage cupboard and open access to the reception room.

Living Room

10*7" x 14*5" (3.25m x 4.41m)

The living room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen

9*2" x 10*7" (2.80m x 3.25m)

The kitchen has range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, a freestanding dishwasher, partially tiled walls, tiled flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the conservatory.

Conservatory

7*2" x 10*1" (2.20m x 3.08m)

The conservatory has laminate wood-effect flooring, plumbing for a washing machine, a polycarbonate roof, UPVC double-glazed windows surround and a single UPVC door providing access to the rear garden.

Hall

6*4" x 6*1" (1.95m x 1.86m)

The hall has laminate wood-effect flooring and an in-built storage cupboard.

Master Bedroom

10*7" x 11*5" (3.25m x 3.50m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Two

8*3" x 10*7" (2.53m x 3.25m)

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

Bathroom

8*0" x 7*3" (2.45m x 2.23m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, waterproof boarding, tiled flooring, an in-built storage cupboard an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, open access to the rear garden, a lawn, plants and shrubs and fence panelling boundaries.

Rear

The rear garden has access to the garage, a lawn, plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, CityFibre, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – The government website states this is mdeium risk flood area.

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.

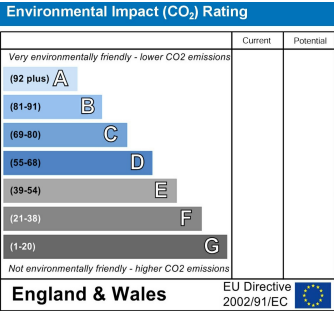
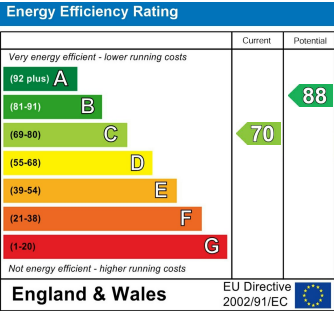
The vendor has advised the following:

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.



Saltburn Road, Beechdale, Nottinghamshire NG8 3FZ

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.