

HoldenCopley

PREPARE TO BE MOVED

Park Road, Bestwood Village, Nottinghamshire NG6 8UE

£180,000

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GUIDE PRICE: £180,000 - £200,000

NO UPWARD CHAIN...

This mid-terraced home is situated in a highly sought-after location near the picturesque Bestwood Country Park, offering an excellent opportunity for a variety of buyers. With superb transport links and modern features, this property is ready for immediate occupancy and is being sold with no upward chain, making it an ideal choice for first-time buyers, small families, or investors. The ground floor features an inviting entrance hall that provides access to a convenient W/C. At the front of the property, there is a modern fitted kitchen, while the rear boasts a spacious and bright living room. French doors from the living area open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. Upstairs, the first floor offers two generously sized double bedrooms, providing ample space and flexibility. A contemporary three-piece bathroom suite completes this level, adding to the property's comfort and practicality. The outside spaces are equally appealing. The front of the property includes a small lawn and courtesy lighting, enhancing its welcoming feel. The rear garden is enclosed and well-maintained, featuring a patio area for outdoor entertaining, a lawn, additional courtesy lighting, and a fence panelled boundary with gated access.

MUST VE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

4'11" x 3'1" (1.52m x 0.94m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity style wash basin, a radiator, and wood-effect flooring.

Kitchen

9'8" x 5'4" (2.97m x 1.63m)

The kitchen has a range of fitted bas and wall units with worktops, a stainless stee sink with a swan neck mixer tap and drainer, an integrated oven, hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer wood-effect flooring, and a UPVC double glazed window to the front elevation.

Living Room

15'11" max x 12'6" (4.86m max x 3.83m)

The living room has a UPVC double glazed window to the rear elevation, two radiators, an in-built cupboard, wood-effect flooring, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12'6" x 9'8" (3.82m x 2.96m)

The first bedroom has a UPVC double glazed window to the front elevation an in-built cupboard, a radiator, and wood-effect flooring.

Bedroom Two

12'6" x 8'7" (3.82m x 2.62m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bathroom

7'1" x 5'9" (2.16m x 1.77m)

The bathroom has a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, a chrome heated towel rail, partially water proof boarding, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a small lawn area.

Rear

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

ADDITIONAL INFORMATION

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

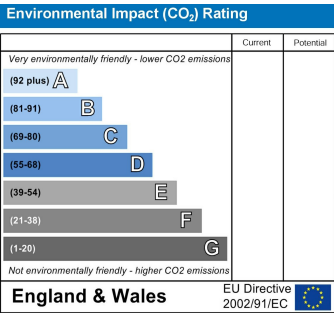
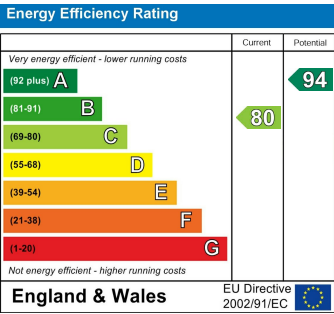
The vendor has advised the following:
Property Tenure is Freehold

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.



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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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