

# HoldenCopley

PREPARE TO BE MOVED

Moor Road, Bestwood Village, Nottinghamshire NG6 8SZ

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£180,000



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GUIDE PRICE £180,000-£190,000

NO UPWARD CHAIN...

Nestled in the heart of Bestwood Village, this delightful three-bedroom mid-terraced property is the perfect family home, offering generous living spaces and a convenient location. With no upward chain, this home is ready for its next owners to move straight in. Upon entering, you are welcomed by a porch and entrance hall leading to two spacious reception rooms, both featuring fireplaces. The fully fitted kitchen is equipped with integrated appliances while the ground floor also benefits from a three-piece bathroom suite. Upstairs, the property boasts two well-proportioned double bedrooms alongside a comfortable single bedroom, all fitted with built-in wardrobes. Externally, the home offers on-street parking to the front and to the rear, you'll find an enclosed south-facing garden, complete with a patio area and a shed. Ideally located, this property is just a short distance from local shops, schools, and essential amenities. The property is within close proximity to Bestwood Country Park, and has excellent transport links via the A60 and M1.

MUST BE VIEWED!







- Mid-Terraced House
- Three Bedrooms
- Two Spacious Reception Rooms With Fireplaces
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed South-Facing Garden
- No Upward Chain
- Village Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Porch

4'10" × 2'3" (1.48m × 0.71m)  
The porch has vinyl flooring, a UPVC double-glazed window to the front and side elevation, and a single UPVC door proving access into the accommodation.

Entrance Hall

5'2" × 2'8" (1.59m × 0.82m)  
The entrance hall has carpeted flooring, and a single wooden door providing access via the porch.

Living Room

14'9" into bay × 13'2" (4.51m into bay × 4.03m)  
The living room has carpeted flooring, a radiator, a dado rail, a feature fireplace with a decorative surround, and a UPVC double-glazed bay window to the front elevation.

Family Room

16'4" × 12'11" (5.00m × 3.94m)  
The family room has carpeted flooring, coving to the ceiling, a radiator, a TV point, a feature fireplace with a decorative surround, and a UPVC double-glaze window to the rear elevation.

Kitchen

9'1" × 7'4" (2.79m × 2.24m)  
The kitchen has fitted wall and base units with roll edge marble-effect worktops, a sink and half with a drainer, an integrated oven and a gas hob, an extractor fan, partially tiled walls, tiled flooring, and a UPVC double-glazed window to the side elevation.

Rear Hall

The rear hall has tiled flooring, an in-built cupboard, and a single wooden door providing side access.

Bathroom

7'4" max × 5'4" max (2.26m max × 1.64m max)  
The bathroom has a low level flush W/C, a pedestal was basin, a panelled bath, a shower screen rail, a radiator, floor to ceiling tiling, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

8'0" × 2'9" (2.45m × 0.86m)  
The landing has carpeted flooring, a radiator, access into the boarded loft with lighting, and provides access to the first floor accommodation.

Bedroom One

11'1" × 11'0" (3.39m × 3.37m)  
The first bedroom has carpeted flooring, a radiator, a range of fitted wardrobes and cupboards, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'11" × 7'11" (3.94m × 2.43m)  
The second bedroom has carpeted flooring, a radiator, a range of fitted wardrobes and cupboards, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'6" × 8'1" (2.92m × 2.47m)  
The third bedroom has carpeted flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a small courtyard , and access to on-street parking.

Rear

To the rear of the property is a south-facing garden with a low maintenance patio area, a shed, various bushes, and fence panel boundaries.

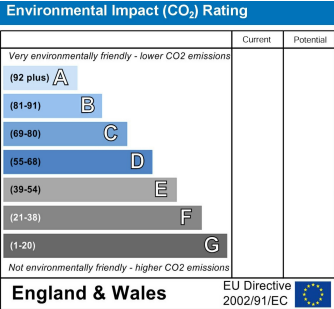
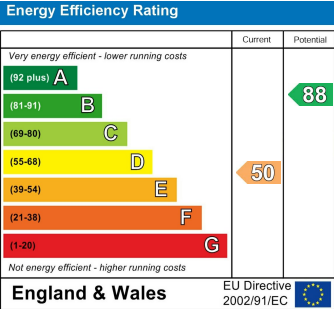
ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G some 5G  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

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  
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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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