

HoldenCopley

PREPARE TO BE MOVED

Coronation Road, Bestwood Village, Nottinghamshire NG6 8TH

Guide Price £175,000 - £185,000

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LOCATION, LOCATION, LOCATION...

This semi-detached home is nestled on a generous corner plot in a well-connected location, just moments from the picturesque Bestwood Country Park. Ideally positioned within easy reach of local amenities, a range of schools, and excellent transport links, the property offers plenty of convenience. Upon entering, you're welcomed by an entrance hall and corridor featuring fitted storage, leading into a bright and airy lounge and a generously sized kitchen/diner. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a three-piece bathroom suite, and designed with ample storage throughout. The property also benefits from a low-maintenance front garden with gravel and established planting, alongside a paved pathway. To the rear, the large garden boasts a lawn, vibrant planting, and a decking seating area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Fitted Kitchen/Diner
- Good-Sized Lounge
- Three-Piece Bathroom Suite
- Ample Storage Space
- Large Planted Garden
- Corner Plot
- Cul De Sac Location
- Must Be Viewed





GROUND FLOOR

Porch

5'4" x 4'8" (1.64m x 1.43m)

The porch has carpeted flooring, a courtesy light, two UPVC double-glazed windows to the front and side elevations, and a single UPVC door providing access into the accommodation.

Entrance Hall

6'0" x 4'9" (max) (1.83m x 1.46m (max))

The entrance hall has wood-effect flooring, carpeted stairs, and a single UPVC obscure glass door providing access via the porch.

Lounge

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

The lounge has carpeted flooring, a radiator, a TV-point, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

15'0"x 10'6" (max) (4.58mx 3.21m (max))

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated oven with a gas hob and an extractor fan, space for undercounter appliances, tiled flooring, a radiator, an in-built storage cupboard, and a UPVC double-glazed window to the rear elevation.

Corridor

17'2" x 5'8" (max) (5.25m x 1.73m (max))

The corridor has wood-effect flooring, in-built storage cupboards, an in-built under the stairs cupboard, a radiator, and a UPVC double-glazed window to the side elevation.

Rear Porch

6'10" x 3'3" (2.10m x 1.00m)

The rear porch has wood-effect flooring, UPVC double-glazed windows to the side and rear elevations, a polycarbonate roof, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

7'10" x 7'7" (max) (2.39m x 2.33m (max))

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

Master Bedroom

14'10" x 10'5" (max) (4.54m x 3.20m (max))

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

Bedroom Two

13'4" x 10'6" (max) (4.07m x 3.21m (max))

The second bedroom has carpeted flooring, an in-built storage cupboard, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'3" x 7'5" (max) (2.82m x 2.27m (max))

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

Bathroom

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

The bathroom has a low-level flush W/C, a pedestal wash basin with a tiled splashback, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved pathway, a gravelled area, a variety of plants and shrubs, and fence panelled boundaries.

Rear

The rear garden has a decked seating area, a lawn, raised planters, mature plants and trees, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and most 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – Yes, Walls are timber frame with brick facade.
- Pitched roof is steel frame with tiles.
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

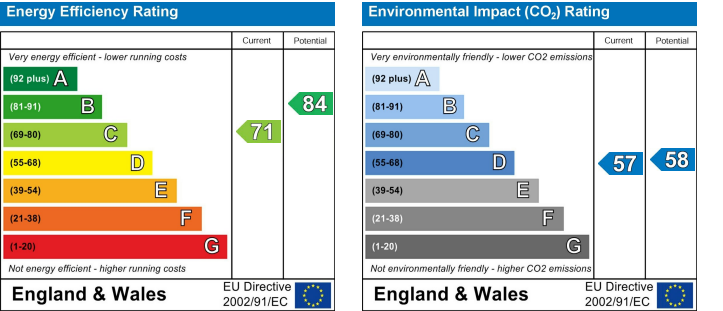
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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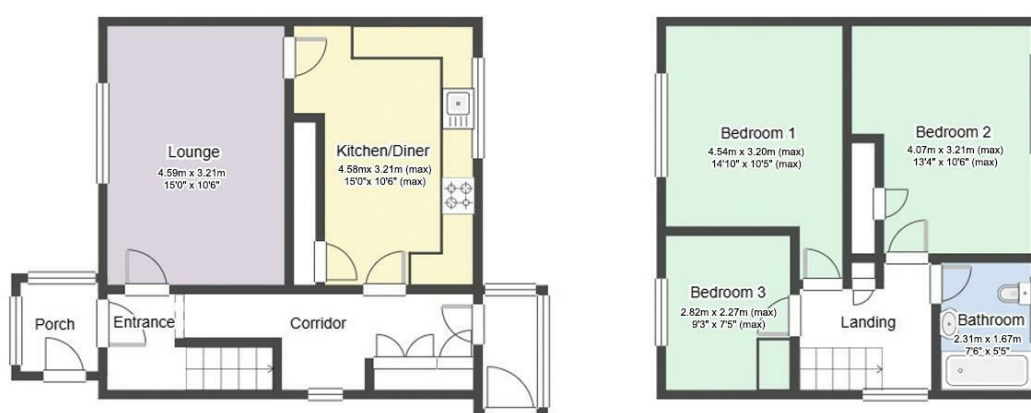
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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