

# HoldenCopley

PREPARE TO BE MOVED

The Square, Bestwood Village, Nottinghamshire NG6 8TS

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Offers Over £210,000



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## RENOVATED FAMILY HOME READY TO MOVE STRAIGHT INTO...

This beautifully presented three-bedroom end-terraced property has been fully renovated throughout and is the perfect purchase for any first-time buyer or growing family looking for a home they can move straight into with no hassle. Boasting a wealth of upgrades including a brand-new fitted kitchen with integrated appliances, a recently installed central heating system with a new boiler and radiators, re-plastered walls, fresh décor throughout, and much more – this property truly offers modern living at its finest. Located in a popular and well-regarded area just moments from the stunning Bestwood Country Park, this home benefits from excellent access to local amenities, transport links, and great school catchments. To the ground floor, the property comprises an inviting entrance hall with a composite door, a bright and spacious living room, a contemporary kitchen diner, and a ground floor WC. Upstairs, the first floor carries three good-sized bedrooms serviced by a modern, fully tiled three-piece bathroom suite. Outside, there are low-maintenance gardens to both the front and rear, with potential to create off-road parking (subject to necessary consents), along with unallocated parking available to the side of the property. There is also fantastic scope for future development, subject to planning.

### A MUST-VIEW PROPERTY







- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Fully Tiled Stylish Bathroom
- New Boiler & Radiators Throughout
- Low Maintenance Gardens
- Ample Parking
- Fantastic-Sized Plot - Potential For Further Development
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4'5" x 3'8" (1.35 x 1.13)

The entrance hall has laminate flooring, a radiator, carpeted stairs, wall-mounted coat hooks, and a composite door providing access into the accommodation.

Living Room

13'6" x 12'11" (4.12 x 3.94)

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

Kitchen Diner

16'6" x 9'10" (5.05 x 3.00)

The kitchen has a range of fitted handleless base and wall units with oak wood grain worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an integrated microwave, an electric hob with an extractor fan, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, tiled splashback, herringbone-style tile flooring, recessed spotlights,a radiator, an in-built pantry cupboard, UPVC Double-glazed windows to the side and rear elevation, and double French doors providing side access.

WC

4'7" x 2'8" (1.40 x 0.83)

This space has a low level dual flush WC and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

7'3" x 4'10" (2.23 x 1.48)

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

Master Bedroom

10'7" x 9'10" (3.25 x 3.00)

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

Bedroom Two

12'8" x 8'3" (3.88 x 2.54)

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

Bedroom Three

9'10" x 7'4" (3.02 x 2.26)

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

Bathroom

5'11" x 5'9" (1.81 x 1.77)

The bathroom has a concealed dual flush WC combined with a wash basin and fitted storage, a 'L' shaped bath with an overhead dual-rainfall shower and a shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a low-maintenance gravelled garden, with open side access leading to the rear garden and potential for off-road parking to the side.

Rear

To the rear of the property is an enclosed garden with concrete seating areas, a lawn, a range of plants and shrubs, and offers plenty of scope for further development - subject to planning.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage

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 risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

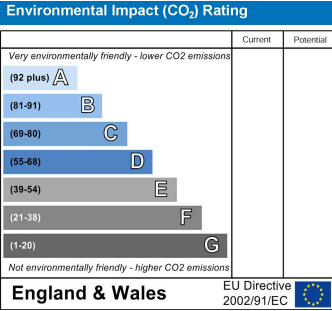
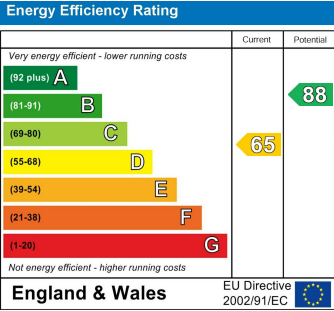
Council Tax Band Rating - Gedling Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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 licence 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.

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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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