

HoldenCopley

PREPARE TO BE MOVED

Yeoman Avenue, Bestwood Village, Nottinghamshire NG6 8XB

Guide Price £260,000 - £280,000

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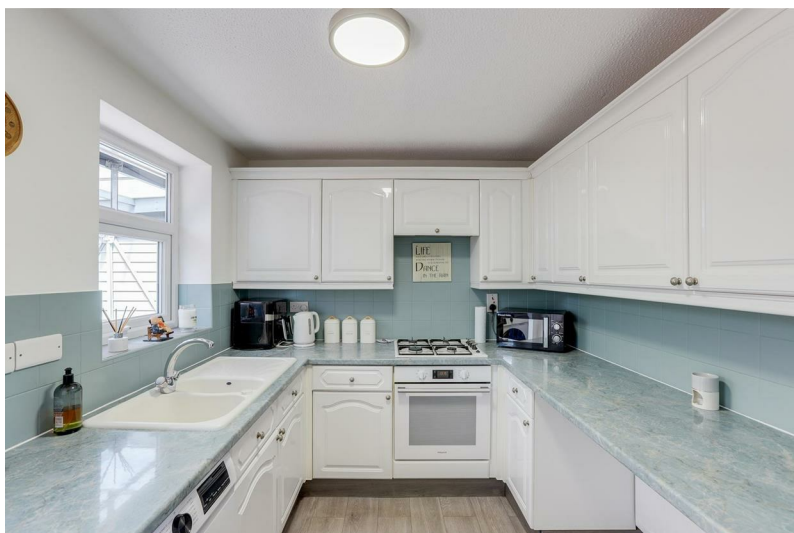


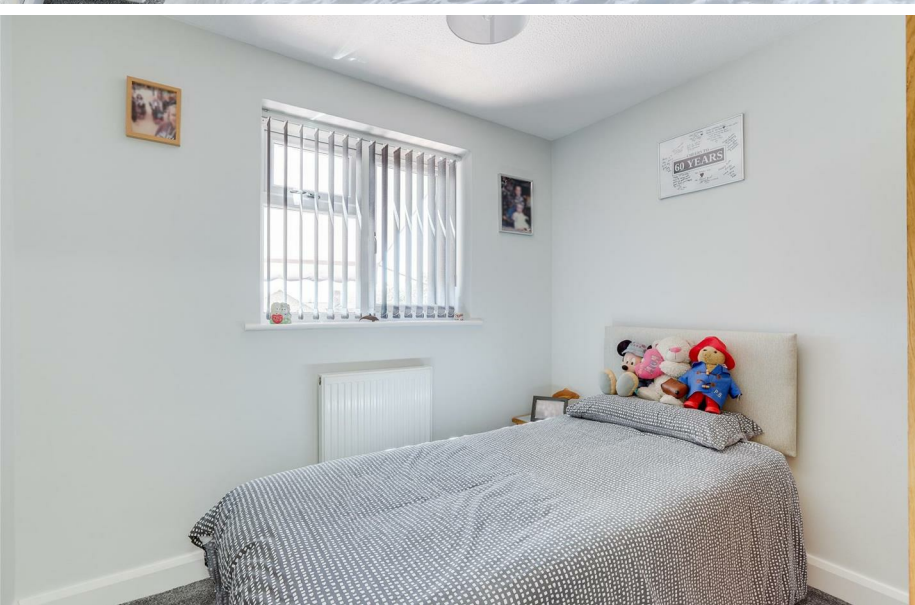
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WELL-PRESENTED BUNGALOW...

Situated in the popular location of Bestwood Village, this well-presented two bedroom bungalow is ideal for small families with children offering ample space and safety, or couples looking for a convenient home to retire in. Close to a wide variety of local amenities such as shops, schools, eateries, excellent transport links including trains and trams, and Bestwood Country Park. Internally, the accommodation offers an entrance hall leading into a spacious living/dining room, a fitted kitchen with a breakfast bar and access to the rear of the property, the master double bedroom, a second bedroom, and a modern three piece bathroom suite. Externally, the front of the property benefits from a block paved driveway providing off-street parking for two cars, a paved patio area, planted borders, and access into the carport which provides additional parking space, and access to the rear garden. The south facing rear garden is low-maintenance featuring an artificial lawn, a workshop, a shed, decorative planting, and a block paved patio seating area - perfect for enjoying the sun, or hosting & entertaining!

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Well-Presented Throughout
- South Facing Tiered Garden & Workshop
- Off-Street Parking & Carport
- Security Alarm Fitted
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*8" x 2*9" (1.73m x 0.85m)

The entrance hall has carpeted flooring, a radiator, a built-in cupboard, and a single UPVC door providing access into the accommodation.

Living/Dining Room

19*5" x 13*1" (max) (5.94m x 4.01m (max))

The living/dining room has carpeted flooring, a radiator, a TV-point, and two UPVC double-glazed windows to the front and side elevations.

Kitchen

12*11" x 7*10" (max) (3.96m x 2.40m (max))

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a ceramic sink and a half with a mixer tap and a drainer, an integrated oven and gas hob with a concealed extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a built-in storage cupboards, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

Corridor

5*8" x 2*11" (1.75m x 0.89m)

The corridor has carpeted flooring.

Master Bedroom

11*0" x 10*0" (3.36m x 3.07m)

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

Bedroom Two

8*9" x 7*10" (2.67m x 2.40m)

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

Bathroom

6*6" x 5*6" (1.99m x 1.69m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, an *L*-shaped bath with a wall-mounted electric shower fixture, split face tile effect panelled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UVPC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway, an electric garage door into the carport, paved patio areas, planted areas, gated access to the rear, and brick wall boundaries.

Carport

22*4" x 10*3" (6.81m x 3.14m)

The carport has block paved flooring, brick walls, a polycarbonate roof, an electric garage door which can be operated via a fob or manually, and access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a raised block-paved seating area, a workshop, two storage sheds, gravelled areas, an artificial lawn, planted borders, and fence panelled boundaries.

Workshop

17*9" x 5*8" (5.42m x 1.75m)

The workshop has wood-panelled flooring, walls, and ceiling, electricity and lighting, and ample workspace.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

1000 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 – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

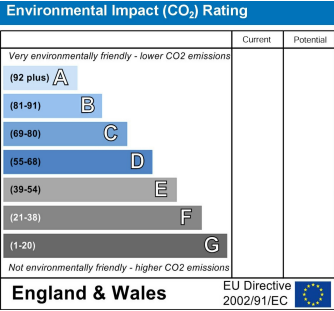
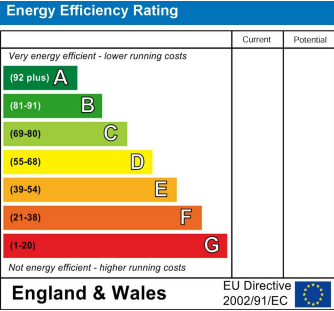
The vendor has advised the following:

Property Tenure is freehold.

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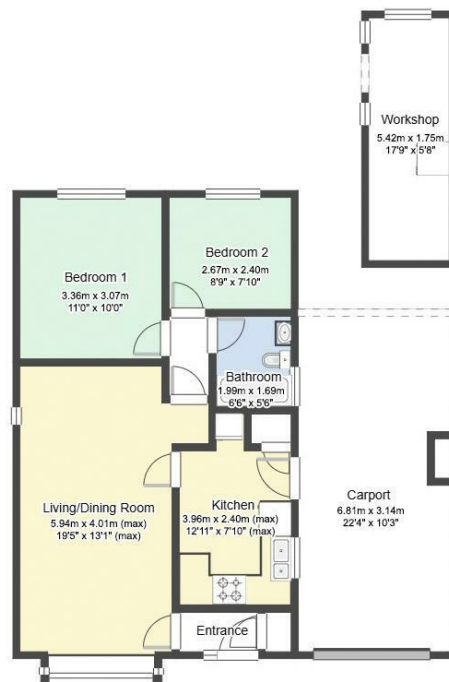
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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