

# HoldenCopley

PREPARE TO BE MOVED

Hollington Road, Beechdale, Nottinghamshire NG8 3HN

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£200,000



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**Due to high demand on this property, we are no longer accepting viewings.**

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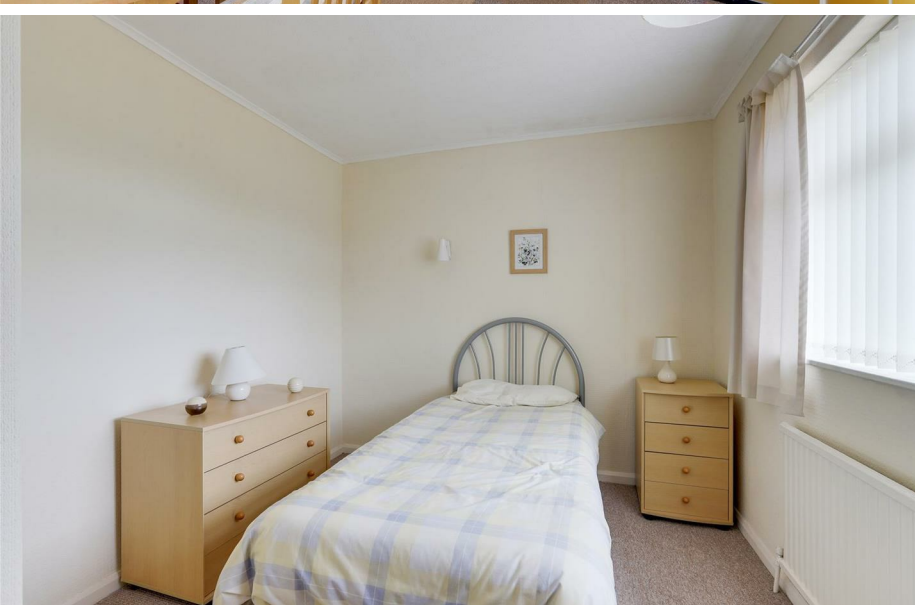
## NO UPWARD CHAIN...

This three-bedroom semi-detached house has been well-maintained throughout and offers a fantastic opportunity for a buyer looking to make it their own. Boasting a practical layout, and scope for modernisation, this property is perfect for families, first time buyers or investors alike. Situated on a cul-de-sac in a well-connected area, the home is within close proximity to a range of local shops, great schools, regular transport links, and easy access to Wollaton Hall and Deer Park. To the ground floor, the accommodation comprises an entrance hall, a convenient W/C, a spacious reception room featuring a gas fireplace, and a fitted kitchen diner offering space for family meals. There is also a useful side entrance area with additional external storage — ideal for bikes or garden tools. Upstairs, the first floor hosts three well-proportioned bedrooms, a three-piece shower room, and access to a fully boarded loft, offering excellent storage or future conversion potential. Outside, to the front is a lawned garden, a driveway leading to a detached garage, and to the rear, a generous garden with a paved patio seating area, a well-maintained lawn, and a garden shed. Offering great potential and set in a convenient location, this property is a must-see for those looking to create a home to suit their style and needs.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking & Detached Garage
- Large Private Rear Garden
- Well-Connected Location
- No Upward Chain











GROUND FLOOR

Entrance Hall

6'0" x 5'8" (1.85m x 1.74m )

The entrance hall has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

W/C

4'7" x 2'7" (1.42m x 0.81m )

This space has a low level flush W/C, carpeted flooring, a radiator, coving and a UPVC double-glazed obscure window to the front elevation.

Living Room

19'7" x 11'1" (max) (5.99m x 3.38m (max))

The living room has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, a gas fireplace and coving.

Kitchen-Diner

11'0" x 8'10" (3.37m x 2.71m )

The kitchen-diner has a range of fitted handleless base and wall units with worktops, space for a freestanding cooker, a stainless steel sink with two drainers, space and plumbing for a washing machine, space for a dining table, carpeted flooring, a radiator, partially tiled walls, coving and a UPVC double-glazed window to the rear elevation.

Side Entrance

7'10" x 4'2" (2.39m x 1.29m )

The side entrance has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, an under the stairs cupboard, space for a fridge-freezer, a fitted cupboard with a worktop, fitted over the head cupboards and a single UPVC door providing side access.

Outside Storage

5'2" x 2'8" (1.59m x 0.82m )

The outside storage has shelving, a powerpoint and a single wooden door.

FIRST FLOOR

Landing

14'2" x 9'2" (max) (4.32m x 2.81m (max))

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

Master Bedroom

11'3" x 10'9" (max) (3.44m x 3.29m (max))

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

Bedroom Two

13'5" x 8'8" (max) (4.09m x 2.66m (max))

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

Bedroom Three

10'8" x 8'0" (3.27m x 2.45m )

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

Shower Room

6'5" x 5'4" (1.96m x 1.65m )

The shower room has a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with an electric shower and a fold-up shower seat, tiled flooring, partially tiled walls, waterproof wall panels, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn and a driveway leading to a detached garage.

Garage

15'9" x 8'0" (4.82m x 2.46m )

The garage has a window to the side elevation, lighting, shelving and double wooden doors.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, mature shrubs and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 3G available
- 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

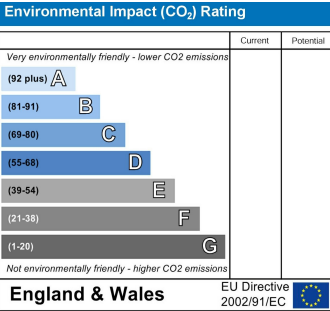
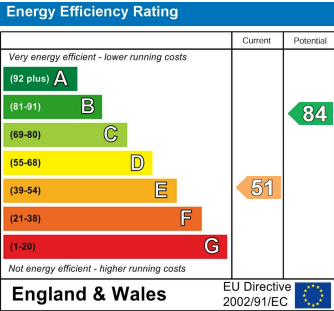
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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