

HoldenCopley

PREPARE TO BE MOVED

Fremount Drive, Beechdale, Nottinghamshire NG8 3GL

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

This two-bedroom detached bungalow is offered to the market with no upward chain and comes fully furnished, making it move-in ready for its new owners. The property benefits from having furniture included within the sale. Situated in a convenient location, you'll find a range of local amenities close by as well as excellent transport links for commuting. Inside, the accommodation comprises an entrance hall leading to a bright bay-fronted reception room, a fitted kitchen, two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the front of the property features a decorative garden with mature shrubs and gravel borders. To the rear is a private enclosed garden offering a patio seating area, a lawn with established plants, shrubs, fruit and berry trees, plus the additional benefit of a greenhouse and two useful sheds. The sale also includes a CCTV system, with cameras positioned to the front, side and rear of the property for added peace of mind.

MUST BE VIEWED!





- Detached Bungalow
- Two Bedrooms
- Bay-Fronted Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Established Gardens
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'7" x 6'1" (3.24m x 1.86m)

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

Living Room

14'5" x 10'7" (4.41m x 3.25m)

The living room has carpeted flooring, a radiator, a feature fireplace and a UPVC double-glazed bow to window to the front elevation.

Kitchen

9'1" x 10'7" (2.79m x 3.24m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob & extractor fan, a free standing washing machine, fridge and freezer, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Master Bedroom

10'7" x 11'5" (3.24m x 3.50m)

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

Bedroom Two

8'5" x 10'7" (2.58m x 3.24m)

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

Shower Room

7'10" x 7'8" (2.41m x 2.35m)

The shower room has a low level flush W/C, a pedestal wash basin, an electric shower fixture, partially tiled walls, a radiator, an in-built cupboard, vinyl and tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a decorative gravelled area with plants and shrubs, courtesy lighting, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn with fruit and berry trees, a range of plants and shrubs, a greenhouse, two sheds and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do

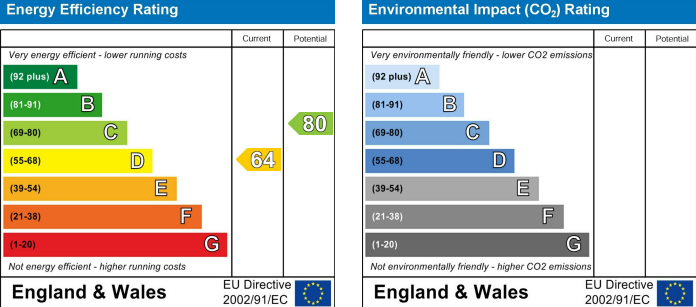
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

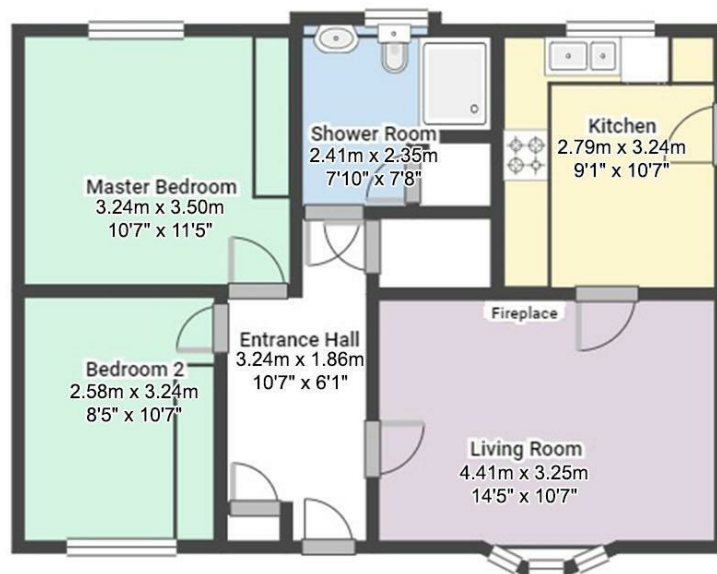
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No



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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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