

HoldenCopley

PREPARE TO BE MOVED

Beckley Road, Broxtowe, Nottinghamshire NG8 6GX

Guide Price £170,000

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GUIDE PRICE £170,000 - £180,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented mid-terrace house is situated in a popular location within easy reach of local shops, schools, and transport links into Nottingham City Centre. Offering spacious accommodation and a modern finish throughout, this property is an ideal purchase for any first-time buyer or investor. The ground floor comprises an entrance hall, a spacious living room, and a modern fitted kitchen with a range of units, integrated appliances, and access to the rear garden. The first floor carries two well-proportioned bedrooms, both with built-in storage, serviced by a three-piece bathroom suite. Outside, the property benefits from a driveway to the front providing off-street parking, and to the rear is a private enclosed garden with a patio and lawn area – perfect for enjoying the warmer months.

MUST BE VIEWED





- Mid Terrace Property
- Two Bedrooms
- One Reception Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Street Parking
- Private Enclosed Garden
- Ideal For First Time Buyers
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 2'11" (1.23m x 0.90m)

The entrance hall has wood-effect flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

14'5" x 11'0" (4.41m x 3.37)

The living room has wood-effect flooring, a dado rail, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Kitchen

7'9" x 17'10" (2.37m x 5.44m)

The kitchen has a range of fitted base and wall units with wood-effect worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven and gas hob with a stainless steel extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted combi-boiler, wood-effect flooring, partially tiled walls, a radiator, a built-in storage cupboard, three UPVC double-glazed windows to the rear elevation, and a single door leading out to the rear elevation.

FIRST FLOOR

Landing

3'2" x 8'9" (0.98m x 2.68m)

The landing has carpeted flooring, access to the loft, and access to the first floor accommodation.

Master Bedroom

9'8" x 14'7" (2.97m x 4.47m)

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

Bedroom Two

10'1" x 9'9" (3.08m x 2.99m)

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

Bathroom

6'10" x 7'10" (2.10m x 2.40m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved area, a lawn, and fence panelled boundaries.

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 – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

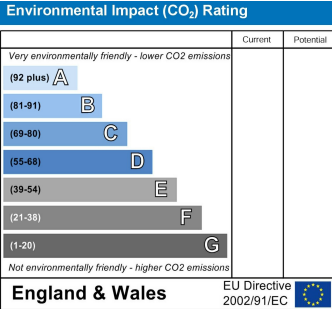
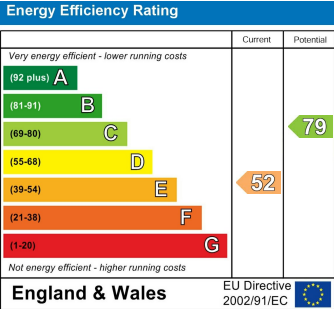
The vendor has advised the following:

Property Tenure is freehold.

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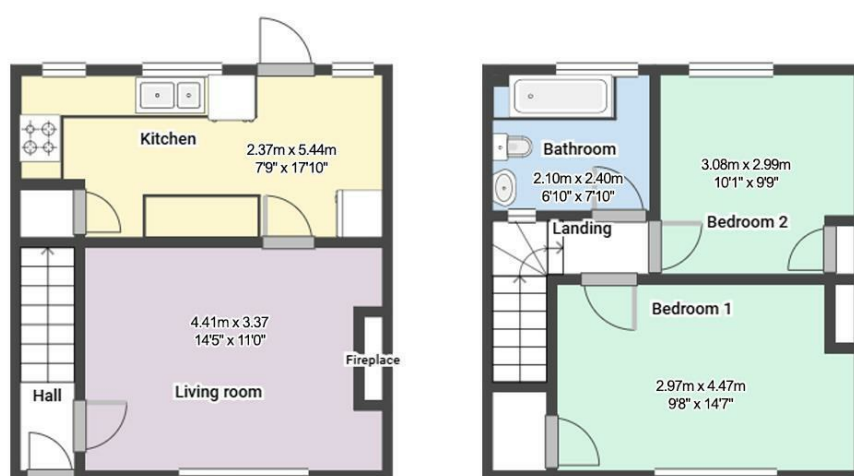
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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