

HoldenCopley

PREPARE TO BE MOVED

Beeston Close, Bestwood Village, Nottinghamshire NG6 8XG

Guide Price £185,000 - £195,000

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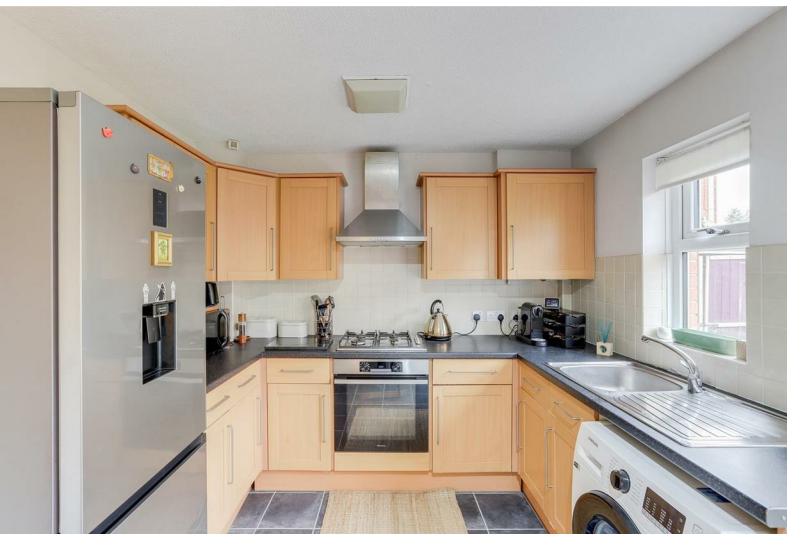


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GREAT FIRST-TIME BUY...

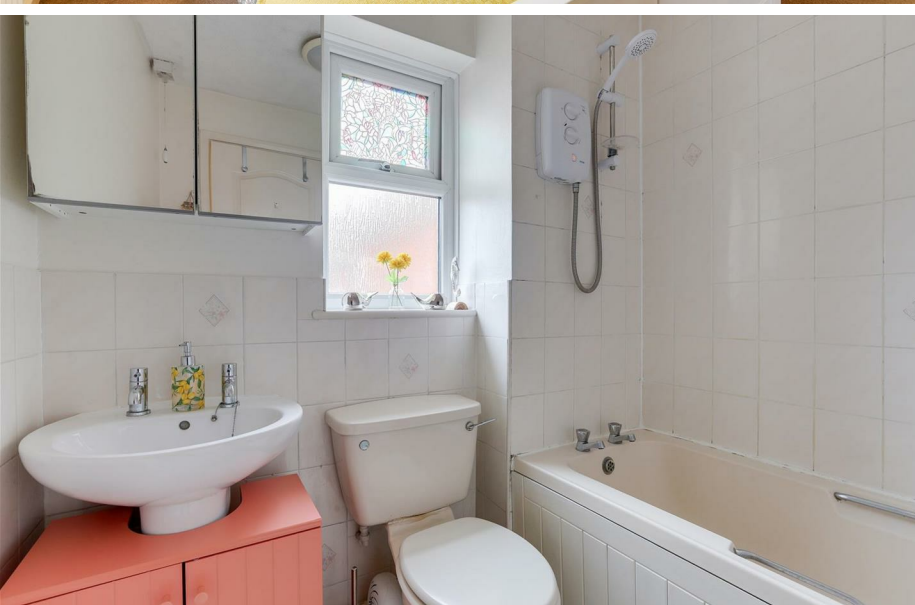
This well-presented two-bedroom semi-detached house would make the perfect purchase for a first-time buyer or anyone looking for a comfortable starter home. Situated in a sought-after location, the property benefits from easy access to a range of local amenities, excellent transport links, and the beautiful open spaces of Bestwood Country Park. The ground floor comprises an inviting entrance hall, a spacious living room with a cosy reading nook under the stairs, and a modern fitted kitchen diner offering plenty of space for both cooking and dining. Upstairs, there are two double bedrooms, with the master bedroom featuring fitted mirrored wardrobes, serviced by a contemporary three-piece bathroom suite. There is also access to a spacious, boarded loft providing useful additional storage. Outside, the property offers a driveway providing off-street parking for two cars, while the rear garden is well maintained and features a patio area, a lawn, and a garden shed—ideal for outdoor dining and relaxation.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Good-Sized Garden With Shed
- Driveway For Two Cars
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed







GROUND FLOOR

Entrance Hall

3*11" x 3*8" (1.20m x 1.14m)

The entrance hall has laminate flooring, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

Living Room

14*0" x 12*6" (4.27m x 3.83m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a vertical radiator, a TV point, and carpeted stairs leading to the first floor.

Kitchen/Diner

12*5" x 9*3" (3.81m x 2.82m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, space for a dining / seating area, a radiator, a dado rail, vinyl tile flooring, tiled splashback, a UPVC double-glazed window to the rear elevation, and a sliding patio door opening out to the rear garden.

FIRST FLOOR

Landing

7*8" x 6*1" (max) (2.35m x 1.86m (max))

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

Bedroom One

12*7" x 10*3" (max) (3.85m x 3.13m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built airing cupboard, and a fitted mirrored sliding door wardrobe.

Airing Cupboard

3*5" x 3*4" (1.05m x 1.03m)

Bedroom Two

12*7" x 6*7" (3.84m x 2.02m)

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

Bathroom

6*6" x 6*2" (max) (1.99m x 1.90m (max))

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a wall-mounted mirrored cabinet, partially tiled walls, vinyl tile flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway for two cars, blue slate chippings, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of well established trees, plants and shrubs, space for a vegetable growing plot, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- 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

Other Material Issues – No

Any Legal Restrictions – Restrictive Covenants - 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.

DISCLAIMER

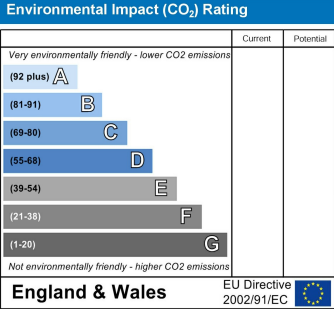
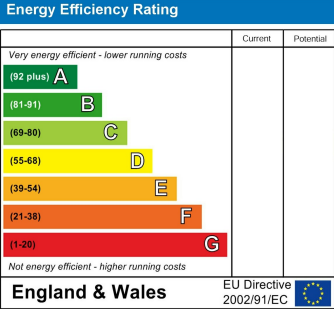
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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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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