

HoldenCopley

PREPARE TO BE MOVED

Country Crescent, Bestwood Village, Nottinghamshire NG6 8ZX

£240,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home offers spacious, modern accommodation throughout and is ideal for anyone looking to move straight in. Situated in a well-connected location, the property benefits from close proximity to great schools, a variety of shops, convenient transport links, and is just a stone's throw away from Bestwood Country Park. To the ground floor, the property comprises an entrance hall, a convenient W/C, a spacious reception room, and a contemporary kitchen-diner featuring modern units and double French doors opening out onto the rear garden. The first floor carries three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite. There is also a modern three-piece family bathroom and access to a boarded loft, offering excellent additional storage. Outside, the property boasts a driveway to the side providing off-street parking for two vehicles. The private, tiered rear garden features two paved patio areas, a well-maintained lawn, and a wooden decked seating area with spotlights.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Generous Private Enclosed Rear Garden
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*3" x 4*2" (1.32m x 1.29m)

The entrance hall has wood-effect LVT flooring, a radiator and a single composite door providing access into the accommodation.

W/C

4*10" x 3*4" (1.48m x 1.03m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect LVT flooring, a radiator, a panelled feature wall and an extractor fan.

Living Room

16*7" max x 11*10" (5.08m max x 3.62m)

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring and stairs, an under the stairs cupboard, a panelled feature wall, two radiators and recessed spotlights.

Kitchen-Diner

14*8" max x 10*5" (4.49m max x 3.19m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated fridge-freezer, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a dining table, wood-effect LVT flooring, a panelled feature wall, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6*10" x 3*1" (2.10m x 0.95m)

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

Master Bedroom

11*1" max x 10*9" (3.39m max x 3.30m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a panelled feature wall, a radiator, a built-in wardrobe and access into the en-suite.

En-Suite

8*7" x 3*3" (2.62m x 1.00m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower and tiled walls, lino flooring, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

9*10" x 7*3" (3.00m x 2.23m)

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

Bedroom Three

7*1" x 6*10" (2.18m x 2.09m)

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

Bathroom

7*3" max x 6*2" (2.22m max x 1.90m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower, glass shower screen and tiled splashback, tiled flooring, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a driveway to the side of the property with space for two vehicles and a private tiered garden with two paved patio seating areas, a lawn, a wooden decked seating area with spotlights, mature shrubs and trees, outdoor power points and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 220 Mbps
Phone Signal – 3G, 4G & 5G 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.

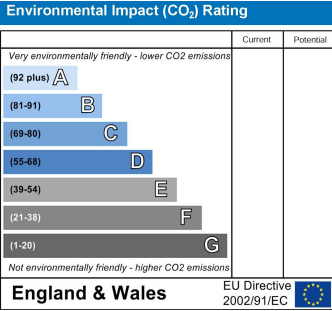
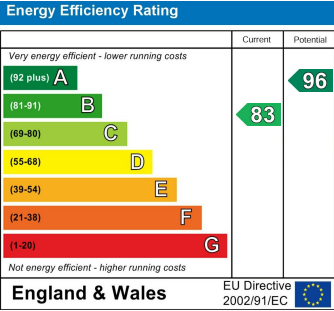
The vendor has advised the following:
Property Tenure is Freehold

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

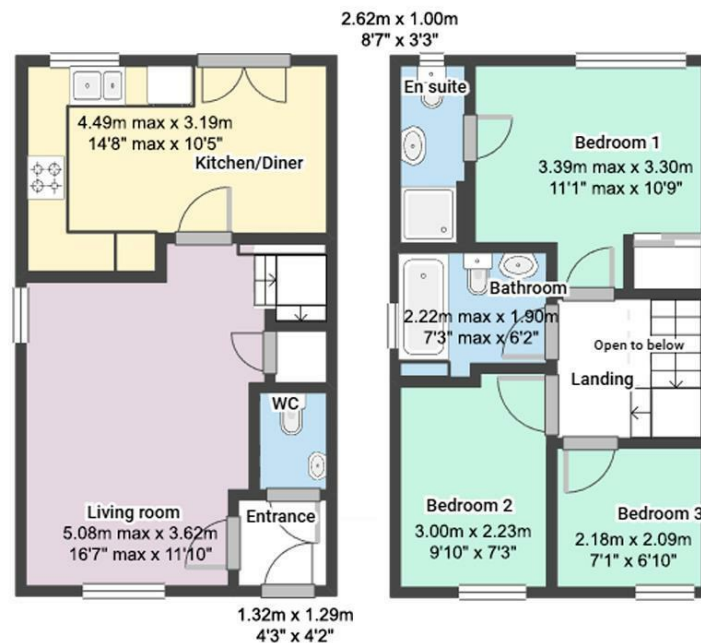
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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