

# HoldenCopley

PREPARE TO BE MOVED

Church Road, Bestwood Village, Nottinghamshire NG6 8TN

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Guide Price £190,000

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GUIDE PRICE £190,000 - £210,000

NO UPWARD CHAIN...

This charming three-bedroom mid-terraced house, located in the sought-after area of Bestwood Village, is a perfect choice for a range of buyers. With its neutral decor throughout, the property offers a fresh and modern feel, ready for immediate move-in as it is sold to the market with no upward chain. Opposite scenic greenery and close to local amenities, including Bestwood Country Park, schools, and commuting links, this home is ideally situated for convenience and leisure. The ground floor features a welcoming entrance hall leading to two spacious reception rooms, a fitted kitchen, a separate utility room, and a convenient W/C. Upstairs, there are three well-proportioned bedrooms, all served by a fully tiled bathroom suite. Outside, the property boasts a generous rear garden with a patio area, perfect for outdoor relaxation and entertaining. This house is a fantastic opportunity for those looking to settle in a desirable location.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Ground Floor W/C
- Fully Tiled Bathroom Suite
- Neutral Decor Throughout
- Good-Sized Garden
- Quiet Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

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

### Living Room

10'9" x 13'7" (3.29m x 4.16m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and storage in the alcove.

### Dining Room

9'3" x 10'9" (2.84m x 3.29m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and open access into the kitchen.

### Kitchen

12'5" x 7'3" (3.81m x 2.22m)

The kitchen has a range of fitted gloss base and wall units with wooden worktops and a breakfast bar, a stainless steel sink with a movable swan neck mixer tap, space for a cooker, space for various appliances, wood-effect flooring, tiled splashback, a vertical radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

### Utility Room

4'6" x 6'11" (1.39m x 2.12m)

The utility room has fitted base and wall units with a wooden worktop and wood-effect flooring.

### W/C

4'6" x 3'6" (1.38m x 1.09m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

8'9" x 2'6" (2.67m x 0.78m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, in-built cupboards, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

12'0" x 10'11" (3.66m x 3.34m)

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

### Bedroom Two

12'1" x 9'4" (3.69m x 2.87m)

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

### Bedroom Three

11'8" x 6'5" (3.57m x 1.96m)

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

### Bathroom

6'2" x 6'3" (1.88m x 1.92m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped bath with a mains-fed shower and a shower screen, wood-effect flooring, a radiator, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawned area with a patio pathway.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a range of plants and shrubs, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

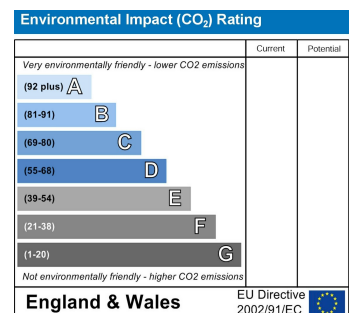
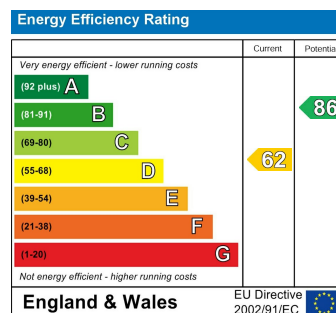
The vendor has advised the following:

Property Tenure is Freehold

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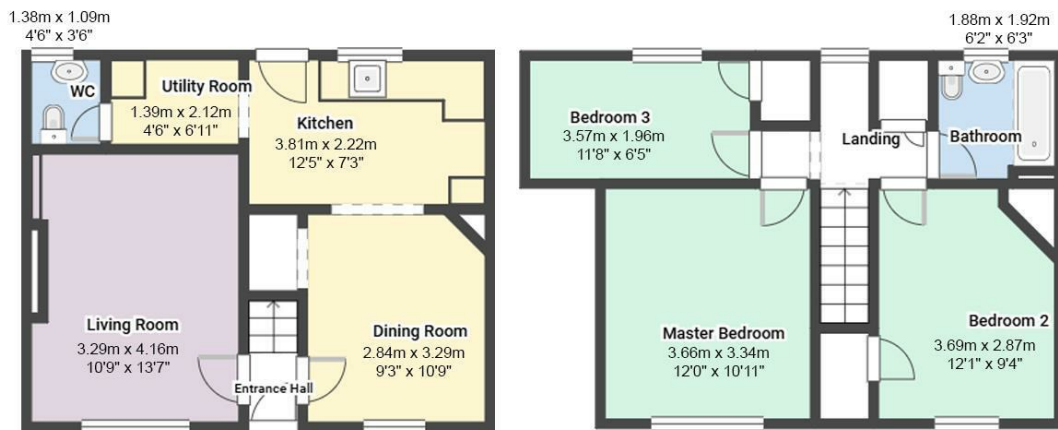
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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