

HoldenCopley

PREPARE TO BE MOVED

Trafalgar Road, Beeston, Nottinghamshire NG9 ILE

Guide Price £250,000 - £260,000

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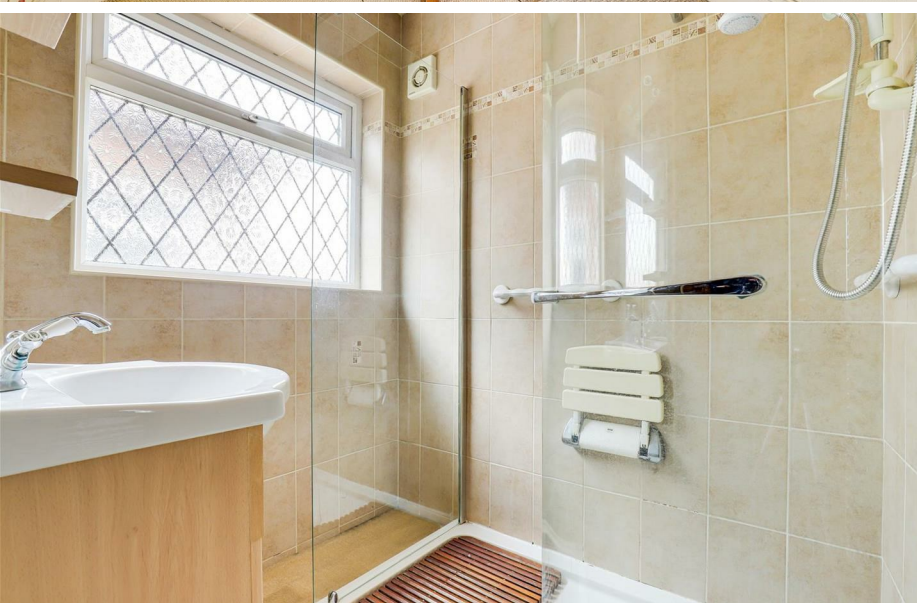
GUIDE PRICE £250,000 - £260,000

NO UPWARD CHAIN...

Nestled within the vibrant community of Beeston, this semi-detached house presents an enticing opportunity for those seeking a blend of comfort and convenience. Situated in close proximity to Nottingham Casuals Rugby Football Club, Weir Field Recreation Ground, shops, schools, and various local amenities, this residence boasts excellent transport links, ensuring effortless connectivity. Welcoming you with a quaint facade, the property opens into a hallway, leading to a spacious living room, perfect for relaxation and gatherings. Adjacent, the dining room offers a versatile space for family meals or entertaining guests, seamlessly flowing into the fitted kitchen, where culinary delights await. Ascending to the first floor, discover three generously sized bedrooms, providing ample accommodation for a growing family. Completing the layout, a two-piece bathroom suite and separate W/C offer convenience and functionality. Outside, the front of the property features a courtyard and gated access to the rear garden, where a spacious and enclosed garden awaits. Here, a lawn, patio area, and an established tree, are bordered by hedges and bushes for privacy and tranquility.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Enclosed Rear Garden
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, and a single door with stained glass inserts providing access into the accommodation.

Living Room

15'5" x 13'5" (4.72m x 4.10m)

The living room has a bay window to the front elevation, a TV point, a feature fireplace, and carpeted flooring.

Dining Room

10'0" x 8'7" (3.05m x 2.64m)

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

Kitchen

10'7" x 7'9" (3.23m x 2.38m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, ceramic hob and extractor fan, space and plumbing for a washing machine, an open in-built cupboard, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

5'10" x 8'4" (1.79m x 2.56m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13'4" x 10'2" (4.07m x 3.10m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, feature fireplace, and carpeted flooring.

Bedroom Two

10'0" x 10'0" (3.06m x 3.07m)

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

Bedroom Three

5'10" x 7'7" (1.79m x 2.33m)

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

Bathroom

6'10" x 5'9" (2.10m x 1.77m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a walk-in shower enclosure with a wall-mount electric shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and gated access to the rear garden.

Rear

To the rear of the property is a spacious enclosed rear garden with a lawn, patio area, established tree, enclosed with a hedge and bush boundary, and gate access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes / No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe 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.

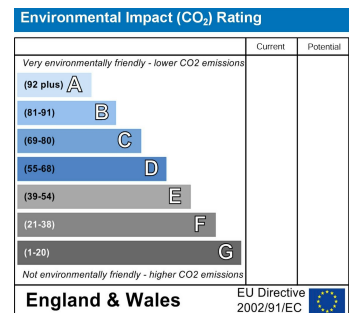
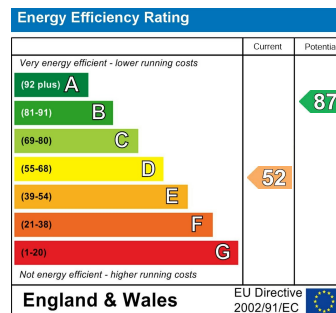
The vendor has advised the following:

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 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.





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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