

HoldenCopley

PREPARE TO BE MOVED

Harris Road, Beeston, Nottinghamshire NG9 4FD

£270,000

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IDEAL FOR FIRST-TIME BUYERS...

Situated in the popular location of Beeston, this three-bedroom semi-detached house presents an exceptional opportunity for first-time buyers to step onto the property ladder. Boasting a prime position just moments away from shops, local eateries, and the River Trent, as well as excellent transport links. Step inside to discover a spacious reception room, offering a welcoming atmosphere. The fitted kitchen caters to your needs with ample storage and workspace, while providing easy access to the conservatory, where you can enjoy views of the outdoors all year round. Completing the ground floor is a convenient three-piece bathroom suite, ensuring comfort and functionality for everyday living. Ascending to the upper level, you'll find three generously sized double bedrooms, providing comfortable accommodation for all residents. The property also has a newly fitted Combi boiler and brand-new radiators have been installed. The front of the property features a driveway providing off-road parking for multiple cars. To the rear is a south-facing garden, boasting a lawn and a patio seating area where you can soak up the sunshine.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Conservatory
- Ground Floor Bathroom
- Driveway
- Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*2" x 6*9" (0.67m x 2.08m)

The entrance hall has carpeted flooring, a radiator, and a single composite door providing access into the accommodation.

Living Room

10*9" x 14*8" (3.28m x 4.49m)

The living room has laminate wood-effect flooring, a radiator, a feature panelled wall, a recessed chimney breast alcove with a decorative surround and a UPVC double-glazed window to the front elevation.

Kitchen

9*6" x 13*2" (2.90m x 4.02m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, space and plumbing for a washing machine & tumble dryer, partially tiled walls, a radiator, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the conservatory.

Conservatory

13*10" x 10*1" (4.23m x 3.09m)

The conservatory has tiled flooring, recessed spotlights, an in-built storage cupboard, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Bathroom

5*1" x 8*9" (1.57m x 2.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, an extractor fan, recessed spotlights, tiled walls, tiled flooring, a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

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

Master Bedroom

11*3" x 16*6" max (3.43m x 5.05m max)

The main bedroom has laminate wood-effect flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Two

7*8" x 12*10" (2.36m x 3.92m)

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

Bedroom Three

8*7" x 8*4" (2.62m x 2.56m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, gated access to the rear garden and fence panelling.

Rear

To the rear of the property is an enclosed south-facing garden with a lawn, a paved patio area, a range of plants and shrubs, a shed, a summer house and fence panelling.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

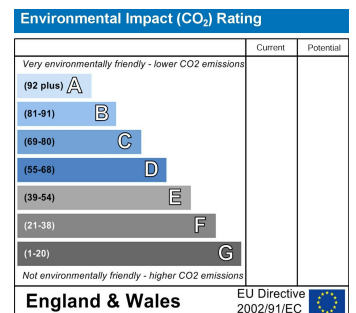
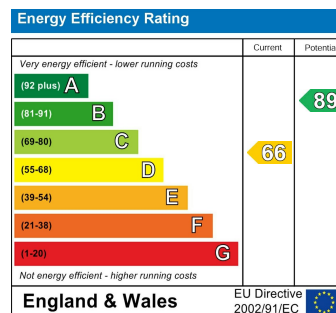
Flood Risk – No flooding in the past 5 years - The Government website states this is a high-risk flooding area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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