

# HoldenCopley

PREPARE TO BE MOVED

Marlborough Road, Beeston, Nottinghamshire NG9 2HL

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Offers Over £200,000

Marlborough Road, Beeston, Nottinghamshire NG9 2HL



OFFERS OVER £220,000

NO UPWARD CHAIN...

A lovely period three bedroom semi-detached house offering fabulous potential. Needing a programme of renovation and improvement, but offering a fantastic opportunity for the purchaser to upgrade, remodel and potentially extend subject to the necessary consents, this well proportioned house will suit both investors and owner occupiers. In brief the internal accommodation comprises; entrance hall, dining room, sitting room, kitchen and bathroom to the ground floor, rising to the first floor are three double bedrooms. Outside the property has a walled frontage with shrubs and path to the front door and to the rear has an enclosed and mature garden with yard/patio and established shrubs and trees. Available to the market with the benefit of chain free vacant possession and being situated in a particular convenient and sought-after central Beeston location, close to wide range of local amenities and excellent transport links.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen With A Pantry
- Ground Floor Three Piece Bathroom Suite
- Private Rear Garden
- Period Features Throughout
- Close To Local Amenities
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

3'3" x 11'9" (1.00m x 3.59m)

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

### Living Room

14'6" x 11'11" (4.43m x 3.64m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators, coving and open access to the dining room.

### Dining Room

11'11" x 12'5" (3.65m x 3.79m)

The dining room has two UPVC double-glazed windows to the rear and side elevation, carpeted flooring, a radiator and coving.

### Kitchen

8'4" x 10'5" (2.548m x 3.19m)

The kitchen has a range of fitted base and wall units with worktops, a single sink with a mixer tap, a gas hob, an integrated oven, space and plumbing for a washing machine, space for a fridge-freezer, partially tiled walls, tiled flooring, access to the pantry, a UPVC double-glazed window to the side elevation and a single composite door providing access out to the garden.

### Bathroom

5'9" x 8'1" (1.77m x 2.47m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, a radiator, a towel rail, tiled walls, an extractor fan, a storage cupboard housing the Worcester boiler and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

5'3" x 12'0" (1.61m x 3.66m)

The landing has carpeted flooring, original turned banisters, a radiator and provides access to the first floor accommodation.

### Master Bedroom

12'0" x 15'10" (3.68m x 4.84m)

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

### Bedroom Two

10'3" x 12'0" (3.13m x 3.67m)

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

### Bedroom Three

10'2" x 10'0" (3.10m x 3.05m)

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

## OUTSIDE

### Front

To the front of the property there is a metal gate and an original stone wall, a small forecourt area with shrubs and a path to the front door. There is a second pathway giving entrance to the side of the property through a lockable timber gate.

### Rear

To the rear of the property there is a generous mature garden with a yard/patio area, timber shed, mature shrubs and trees.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Surface water - Low risk of flooding

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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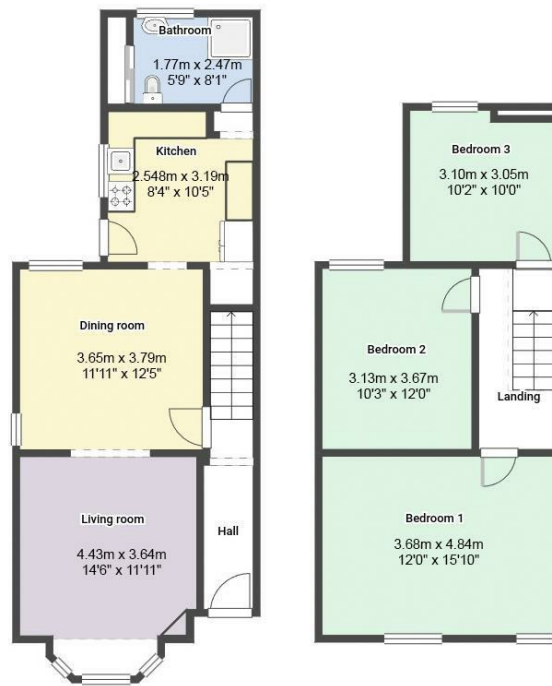
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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TO BE MOVED



FOR INFORMATIONAL 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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