

# HoldenCopley

PREPARE TO BE MOVED

Jasmine Close, Beeston, Nottinghamshire NG9 3LH

---

Guide Price £155,000 - £175,000

Jasmine Close, Beeston, Nottinghamshire NG9 3LH



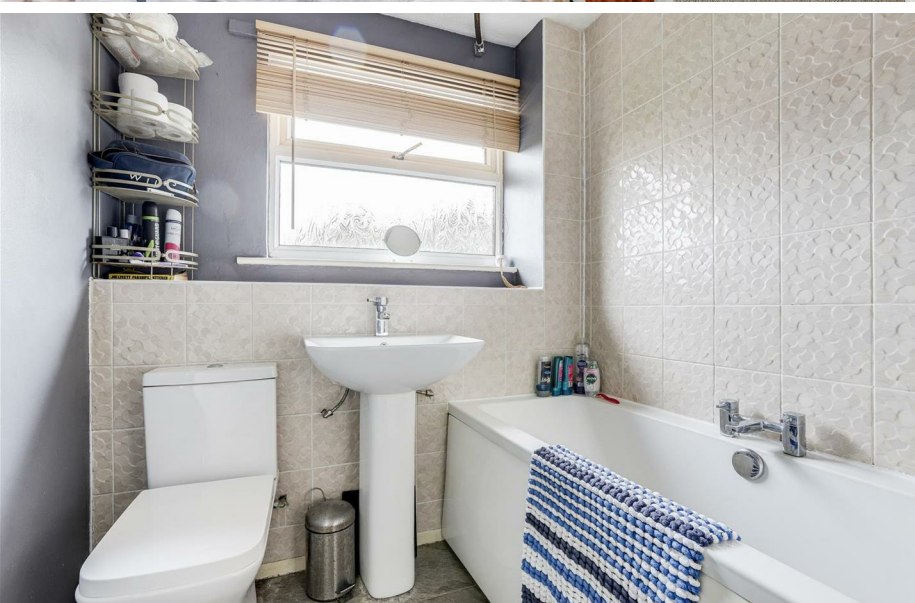
GUIDE PRICE £155,000 - £165,000

NO UPWARD CHAIN...

This end-terraced house presents an excellent opportunity for first-time buyers or investors alike, boasting a seamless purchase process with no upward chain. Nestled in a quiet area, it offers easy access to commuting links via the A52 and a wealth of local amenities, ensuring both convenience and peaceful surroundings. The ground floor welcomes with an entrance hall leading into a comfortable living room and a well-appointed fitted kitchen. Upstairs, a spacious double bedroom awaits, complemented by a three-piece bathroom suite. Externally, the property features a front driveway for off-road parking, a coveted asset in the area. Adjacent to the house, a private enclosed garden with a charming patio area offers a delightful space for outdoor enjoyment and entertaining.

MUST BE VIEWED





- End-Terraced House
- Double Bedroom
- Good-Sized Living Room
- Fitted Kitchen
- Storage Space
- Three-Piece Bathroom Suite
- Well-Maintained Garden
- Off-Road Parking For Two Cars
- Quiet Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

3'7" x 3'0" (1.11m x 0.93m )

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

### Living Room

13'1" x 11'5" (4.01m x 3.49m )

The living room has a UPVC double-glazed window to the front and side elevation, carpeted flooring, a radiator, a TV point, and a wooden staircase leading to the first floor.

### Kitchen

13'0" x 5'1" (3.98m x 1.57m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, and a UPVC double-glazed window to the front elevation.

## FIRST FLOOR

### Landing

8'10" x 6'7" (max) (2.70m x 2.02m (max))

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### Bedroom

10'4" x 10'0" (3.15m x 3.05m )

The bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe, which houses the boiler.

### Bathroom

6'2" x 5'5" (1.90m x 1.67m )

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with an overhead shower fixture, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for two cars.

### Side

To the side of the property is a private enclosed garden with a patio area, a lawn, a gravelled area, a timber shed, courtesy lighting, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available -1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - medium risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues –No

## DISCLAIMER

Council Tax Band Rating - Broxtowe 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.

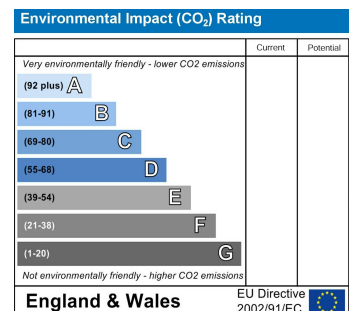
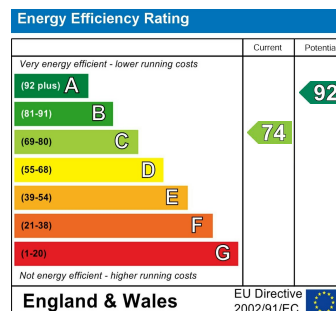
The vendor has advised the following:

Property Tenure is Freehold

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.



# Jasmine Close, Beeston, Nottinghamshire NG9 3LH

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: 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.