

HoldenCopley

PREPARE TO BE MOVED

Bourne Close, Beeston, Nottinghamshire NG9 3BZ

Guide Price £230,000

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GUIDE PRICE: £230,0000 - £250,000

LOCATION, LOCATION, LOCATION...

This four bedroom end-terraced house is situated in a cul-de-sac within a convenient location and has easy access to commuting links via the A52, excellent transport links, various local amenities including Wollaton Park, the QMC, University Campuses and great schools. This property offers deceptively spacious accommodation and would be the perfect home for any family buyer! To the ground floor is an entrance hall with a W/C, a living room, a fitted kitchen open plan to a dining area and a study. The first floor offers four good-sized bedrooms serviced by a modern bathroom suite and access to a large loft with lighting - perfect for storage. Outside to the front is ample off-road parking in a residential car-park with the option to an overflow car-park and to the rear is a recently landscaped garden with a range of feature plants, a patio area and access into a secure and versatile outhouse.

MUST BE VIEWED





- End-Terraced House
- Four Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Study & Secure Outhouse
- Modern Bathroom Suite
- Recently Landscaped Garden
- Ample Off-Road Parking
- New Central Heating System
- Popular Location





GROUND FLOOR

Entrance Hall

16'2" x 5'10" (4.95 x 1.78)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built under stair cupboard, coving to the ceiling and a composite door providing access into the accommodation

W/C

4'9" x 2'9" (1.45 x 0.85)

This space has a low level flush W/C, a wall-mounted wash basin, a chrome heated towel rail, fully tiled walls and a UPVC double-glazed obscure window to the side elevation

Living Room

13'8" x 11'3" (4.17 x 3.45)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling, a radiator and a TV point

Study

11'5" x 4'5" (3.50 x 1.37)

The study has a UPVC double-glazed obscure window to the front elevation, carpeted flooring and recessed spotlights

Kitchen Diner

18'7" x 10'4" (5.67 x 3.17)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, an induction hob with an extractor fan, a freestanding dishwasher, space and plumbing for a washing machine, space for a tumbler dryer, space for an American style fridge freezer, tiled flooring, a wall-mounted boiler, tiled splashback, a UPVC double glazed window to the rear elevation and open plan to the dining area, which has wood-effect flooring, a radiator, coving to the ceiling and a sliding patio door opening out onto the patio

Outhouse

17'1" x 4'0" (5.22 x 1.22)

The secure outhouse has a fitted worktop with a base unit, power points, UPVC double-glazed windows to the side and rear elevation, a single UPVC door to the rear garden and a single UPVC door opening out onto the front garden

FIRST FLOOR

Landing

6'2" x 6'0" (1.90 x 1.85)

The landing has carpeted flooring, access to a large loft with lighting and provides access to the first floor accommodation

Bedroom One

11'3" x 10'0" (3.45 x 3.07)

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

Bedroom Two

11'6" x 8'4" (3.51 x 2.56)

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

Bedroom Three

10'5" x 10'1" (3.19 x 3.09)

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

Bedroom Four

11'3" x 8'3" (3.45 x 2.52)

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

Bathroom

7'7" x 5'3" (2.32 x 1.61)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a panelled bath with central taps, an overhead dual-rainfall shower and a shower screen, a chrome heated towel rail, tiled flooring,

fully tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

To the rear of the property is an enclosed multi-level garden with a patio area, steps leading up to a lawn, fence panelling, an outdoor tap and a range of plants including a Blackberry bush, a Palm tree and more. There is also access to a residential car park for ample off-road parking with a further overflow car park if required

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – 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.

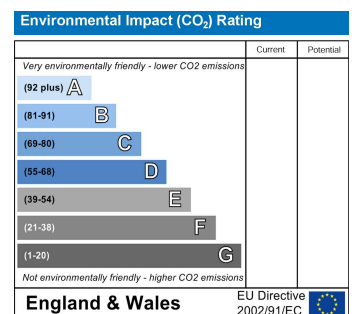
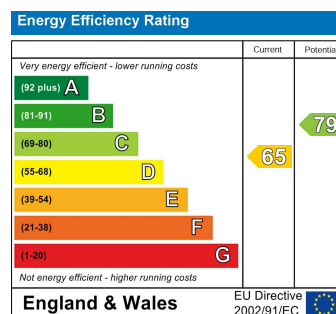
The vendor has advised the following:

Property Tenure is Freehold

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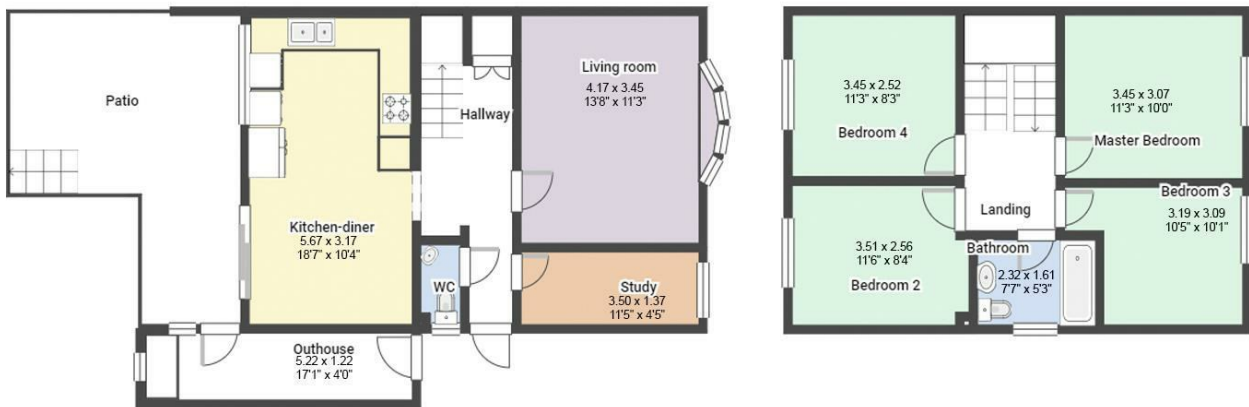
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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