

# HoldenCopley

PREPARE TO BE MOVED

Abbey Road, Beeston, Nottinghamshire NG9 2HP

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£230,000



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## NO UPWARD CHAIN...

This three-bedroom mid-terrace house presents an exciting opportunity for buyers eager to renovate, modernise, and transform it into their dream home. Situated in a highly sought-after location, the property is within close proximity to Wollaton Hall and Deer Park, local shops, excellent transport links, and great school catchments. The ground floor features an entrance hall, a spacious living room, a fitted kitchen and a convenient utility room. Upstairs, the property boasts three bedrooms, a two-piece bathroom suite, a separate W/C, and access to a partially boarded loft for additional storage. Externally, the front offers a driveway with secure gated access, while the rear features a private garden complete with a patio, a lawn, and a useful outbuilding. With its prime location and significant renovation potential, this home is a blank canvas ready for you to bring your vision to life.

MUST BE VIEWED







- Terrace House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Two Piece Bathroom & Separate W/C
- Driveway
- Private Rear Garden
- Popular Location
- No Upward Chain











## GROUND FLOOR

### Entrance Hall

5'10" x 11'7" (1.80m x 3.55m)

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard, an under the stairs cupboard and a single UPVC door providing access into the accommodation.

### Living Room

22'3" x 14'0" (6.80m x 4.27m)

The living room has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, two radiators, a wall-mounted gas fireplace and wall-mounted light fixtures.

### Kitchen

10'10" x 11'10" (3.31m x 3.63m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor fan, a stainless steel sink with a drainer, space for an under the counter fridge, wood-effect flooring, a radiator, a built-in cupboard, partially tiled walls, a serving hatch to the living room and a UPVC double-glazed window to the rear elevation.

### Utility Room

7'7" x 5'11" (2.32m x 1.81m)

The utility room has wood-effect flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

5'11" x 10'0" (1.81m x 3.06m)

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

### Master Bedroom

12'4" x 12'11" (3.76m x 3.95m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an electric heater, a built-in cupboard and coving.

### Bedroom Two

12'5" x 9'0" (3.79m x 2.75m)

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

### Bedroom Three

10'0" x 11'7" (3.06m x 3.54m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an electric heater and a built-in cupboard.

### Bathroom

5'5" x 4'11" (1.66m x 1.52m)

The bathroom has a fitted panelled bath with an electric shower, a pedestal wash basin, carpeted flooring, a radiator, partially tiled walls, coving and a UPVC double-glazed obscure window to the rear elevation.

### W/C

5'8" x 2'5" (1.74m x 0.75m)

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

## OUTSIDE

### Front

To the front of the property is a driveway with a hedge boundary and a single wooden gate and double wooden gates providing access.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, an outbuilding, a lawn and various plants and shrubs.

## 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, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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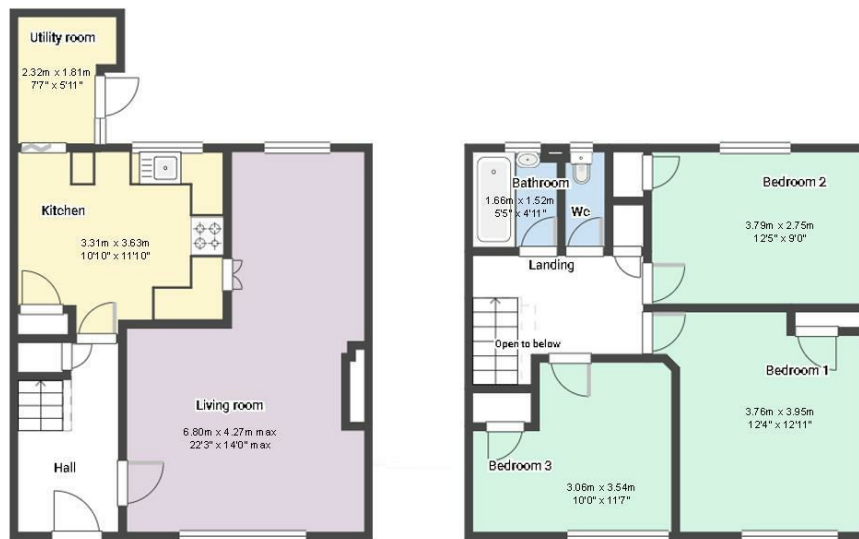
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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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