

HoldenCopley

PREPARE TO BE MOVED

Bosley Square, Beeston, Nottinghamshire NG9 2TS

£240,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom end-terraced house is the perfect opportunity for first-time buyers, ideally located in a sought-after location. The property boasts easy access to local amenities, schools, Nottingham University, and excellent transport link. Upon entering, you are greeted by an entrance hall that leads into the reception room, perfect for relaxing or entertaining. The modern kitchen is ideal for all your culinary needs and includes space for a dining table and chairs, making it a great spot for meals and gatherings. On the upper level, you'll find two double bedrooms, along with a single bedroom that can serve as a guest room or home office. The stylish three-piece bathroom suite completes this level. Outside, to the front is a driveway that provides off-road parking, alongside a front garden with a lawn and shrubs. The rear garden is a south-facing retreat, featuring a patio seating area, a well-maintained lawn, and raised bed borders filled with well-established plants and shrubs, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED!



- End Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed

GROUND FLOOR

Hall
The hall has carpeted flooring, a fitted storage cupboard and a single UPVC door providing access into the accommodation.

Living Room
13'8" x 11" (4.18m x 3.39m)
The living room has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Kitchen
8'3" x 13'6" (2.54m x 4.13m)
The kitchen has a range of fitted base and wall units with oak worktops, a Belfast style sink with a swan neck mixer tap, an integrated oven, hob, extractor fan, fridge & freezer, space and plumbing for a washing machine, partially tiled walls, a radiator, recessed spotlights, an in-built storage cupboard, wood-effect flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing
The landing has laminate wood-effect 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
9'8" x 10'2" (2.95m x 3.12m)
The main bedroom has laminate wood-effect flooring, a radiator, a fitted wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Two
10'0" x 8'8" (3.06m x 2.65m)
The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three
6'10" x 7'10" (2.10m x 2.41m)
The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom
6'5" x 6'3" (1.97m x 1.91m)
The bathroom has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, tiled flooring 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, access to the rear garden, courtesy lighting, a lawn, shrubs, hedge borders and fence panelling boundaries.

Rear
To the rear of the property is a south-facing garden with a block-paved patio area, a lawn, raised bed borders with plants and shrubs and fence panelling boundaries.

DISCLAIMER
Council Tax Band Rating - Nottingham City 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

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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 – Openreach, Virgin Media
- Broadband Speed - Ultrarfast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – The government websites states this is a high risk flood area
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



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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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