

# HoldenCopley

PREPARE TO BE MOVED

Gatehouse Court, Beeston, Nottinghamshire NG9 5DU

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£250,000



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## NO UPWARD CHAIN...

This three-storey semi-detached house offers spacious and flexible living accommodation with plenty of potential throughout whilst being offered to the market with no upward chain, making it the perfect purchase for a range of buyers. Sold to the market with no upward chain, it is conveniently located just a stone's throw from excellent transport links, including tram and bus stops, providing easy access to QMC, Nottingham Universities, the City Centre, local amenities in Beeston, and nearby school catchments. The ground floor features a large fitted kitchen diner with ample storage space, a four-piece bathroom suite, and a generously sized living and dining room that leads to a rear porch overlooking the garden. The first floor is home to a double and a single bedroom, both serviced by a second four-piece bathroom suite, while the top floor offers a further double bedroom with plenty of storage space. Outside, the property benefits from two allocated parking spaces in a communal residents' car park, one of which is under a carport, along with additional visitors' parking and also parking available on the high road accessible through the front gate. The property benefits from a newly fitted boiler which has the added bonus of a 10 year warranty. The low-maintenance rear garden features an artificial lawn, a shed, and gated access directly to High Road, providing both on and off road parking.

## MUST BE VIEWED







- Three Storey Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Large Fitted Kitchen Diner
- Ample Storage Space
- Two Bathrooms
- Ample Off-Road Parking
- Low Maintenance Garden
- Close to Beeston Town Centre & Many Transport Links to Nottingham and Derby
- Views Over Trent Valley From The Top Floor











GROUND FLOOR

Kitchen/Diner

20'8" x 19'7" (max) (6.32m x 5.97m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink with taps and drainer, a freestanding cooker with an extractor fan, a freestanding fridge and freezer, tiled splashback, three radiators, dark wood-effect laminate flooring, carpeted stairs, an in-built under-stair cupboard, an in-built double sliding door pantry cupboard, UPVC double-glazed windows to the front elevation, and two single UPVC doors providing access into the accommodation.

Living/Dining Room

20'4" x 14'2" (max) (6.22m x 4.32m (max))

The living room has carpeted flooring, two radiators, a TV point, a feature fireplace with a decorative surround, space for a dining table, a UPVC double-glazed window to the rear elevation, and a sliding patio door providing access to the garden.

Rear Porch

6'1" x 3'1" (1.86m x 0.94m )

The rear porch has carpeted flooring, a range of UPVC double-glazed windows to the side and rear elevation, and a single UPVC door to access the garden.

Bathroom

10'2" x 5'7" (3.11m x 1.72m )

The bathroom has a low level dual flush W/C, a bidet, a pedestal wash basin, a panelled bath with a shower fixture and a shower screen, a skylight window, floor-to-ceiling tiles, a radiator, chrome towel rails, and an extractor fan.

FIRST FLOOR

Landing

14'2" x 5'10" (4.32m x 1.80m )

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

13'7" x 9'9" (4.16m x 2.98m )

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

Bathroom

7'3" x 6'7" (2.23m x 2.03m )

The bathroom has a low level flush W/C, a bidet, a pedestal wash basin, a panelled bath with an overhead shower fixture, an in-built cupboard, a radiator, a chrome towel rail, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

7'9" x 7'4" (2.37m x 2.24m )

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

SECOND FLOOR

Upper Landing

12'0" x 2'11" (3.66m x 0.89m )

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

Bedroom Three

16'4" x 10'5" (4.98m x 3.18m )

The third bedroom has a UPVC double-glazed window to the side elevation, a UPVC double-glazed dormer window to the rear elevation, carpeted flooring, and eaves storage.

Eaves Storage

10'5" x 3'6" (3.20m x 1.09m )

OUTSIDE

Front

To the front of the property is a communal car-park with two allocated parking spaces with one under a car-port, along with additional visitor parking available.

Rear

To the rear of the property is a low maintenance garden with patio, an artificial lawn, a range of trees, plants and shrubs, a shed, and a gated providing direct access to High Road.

ADDITIONAL INFORMATION

- Broadband – Fibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G coverage
- 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 - High risk for surface water / very low for rivers & the sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

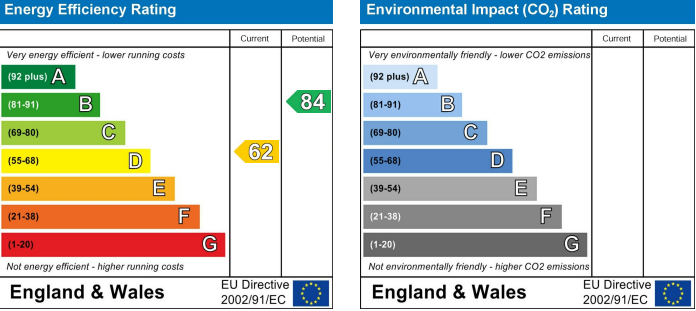
Council Tax Band Rating - Broxtowe Borough Council - Band B  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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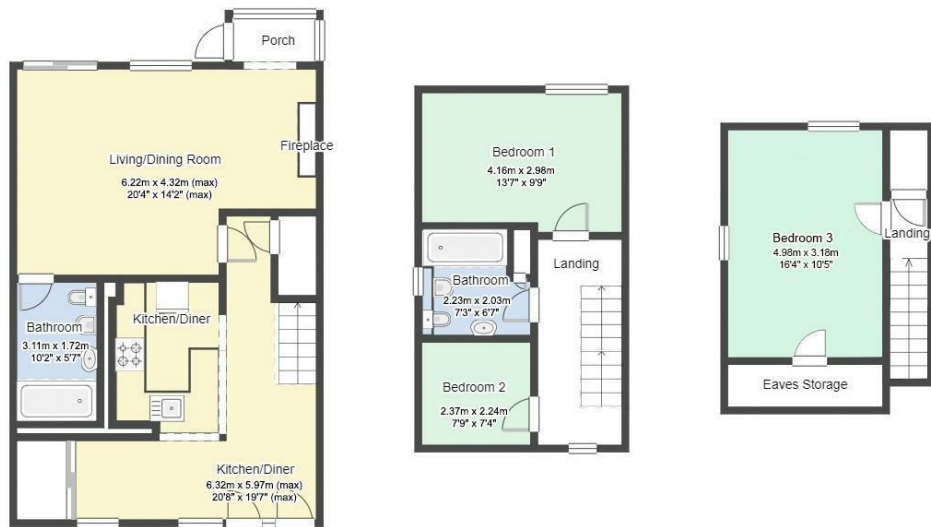
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**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

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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