

HoldenCopley

PREPARE TO BE MOVED

Bramcote Road, Beeston, Nottinghamshire NG9 1AJ

Guide Price £280,000- £370,000

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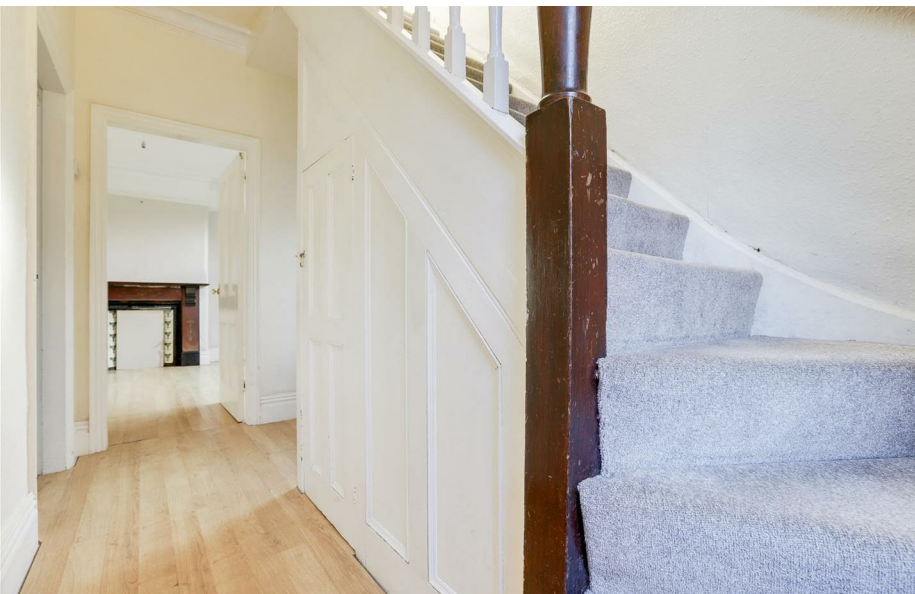
GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

This semi-detached property, located in a popular area, offers versatile accommodation, ideal for a couple or a family alike. The property is situated close to a range of local amenities including shops, popular schools, and leisure facilities, with excellent transport links making it perfect for commuters. The ground floor boasts a spacious entrance hallway leading to a light-filled living room featuring a charming bay window. There is a separate dining room, providing the perfect space for family meals or entertaining, and a fitted kitchen offering ample storage and worktop space. Upstairs, the first floor comprises three good-sized bedrooms, each offering plenty of space for furniture and storage. The family bathroom is equipped with a three-piece suite. Externally, the property features a low-maintenance front garden with a wooden gate providing access. To the rear, you'll find an enclosed garden with artificial grass, ideal for outdoor relaxation or play, along with two practical sheds and an outbuilding, perfect for additional storage. The garden is fully enclosed with a fence-panelled boundary and benefits from secure gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Close to Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

5*11" x 11*11" (1.80m x 3.63m)
The hallway has a UPVC double glazed obscure window to the side elevation, an in-built cupboard, coving to the ceiling, a radiator, an understairs cupboard, wood-effect flooring, and a UPVC door providing access into the accommodation.

Living Room

13*7" plus bay x 12*11" (4.14m plus bay x 3.94m)
The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a feature fireplace surround, a picture rail, coving to the ceiling, and wood-effect flooring.

Dining Room

12*0" x 12*8" (3.66m x 3.86m)
The dining room has two UPVC double glazed windows t the rear and side elevation, a radiator. and wood-effect flooring.

Kitchen

7*10" x 12*10" (2.39m x 3.91m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

12*6" max x 5*6" max (3.82m max x 1.69m max)
The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

12*11" max x 11*5" (3.94m max x 3.48m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator and in-built cupboard.

Bedroom Two

11*9" max x 9*8" (3.58m max x 2.95m)
The second bedroom has two UPVC double glazed windows to the rear and side elevation, a radiator, and wood-effect flooring.

Bedroom Three

12*11" max x 7*11" (3.94m max x 2.41m)
The third bedroom has a UPVC double glazed window to the rear and side elevation, a radiator, and wood-effect flooring.

Bathroom

5*5" x 8*5" (1.65m x 2.57m)
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, an in-built cupboard, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a wooden gate providing access to the low maintenance front garden, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with two sheds, an outbuilding, artificial grass, a fence panelled boundary, and gated access.

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 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
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

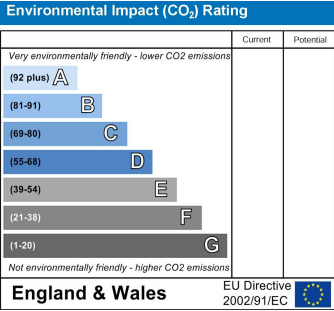
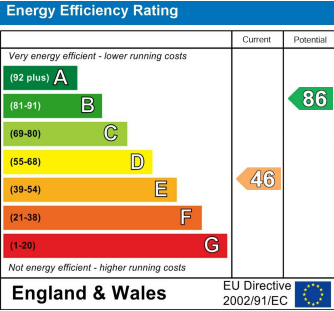
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

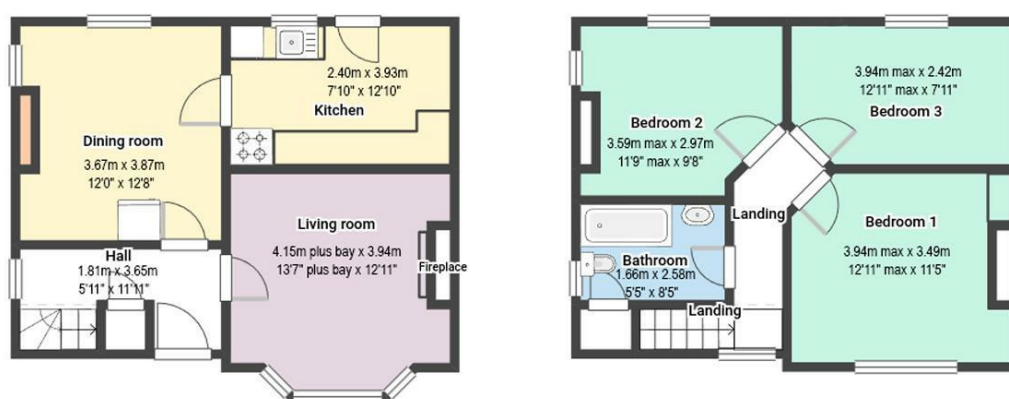
The vendor has advised the following:
Property Tenure is Freehold

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.





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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk