

HoldenCopley

PREPARE TO BE MOVED

Abbey Road, Beeston, Nottinghamshire NG9 2HP

Guide Price £250,000

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GUIDE PRICE £250,000 TO £270,000

NO UPWARD CHAIN...

This spacious three-bedroom end-terraced house, offered to the market with no upward chain, provides an ideal move-in ready opportunity for a range of buyers. Conveniently located close to tram stops, local amenities, and reputable schools, the property combines practicality with comfort. The ground floor welcomes you with an entrance hall leading into an open-plan living and dining room, perfect for entertaining or family gatherings. A well-appointed kitchen with a pantry cupboard and a separate utility room add to the home's functionality. Upstairs, three generously sized bedrooms, a bathroom, and a separate W/C offer ample space for family living, with additional storage available. Outside, a front driveway provides easy access to the garage, while the rear boasts a large private garden, ideal for relaxation and outdoor activities, enhancing the property's appeal as a ready-made home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living & Dining Room
- Kitchen With Pantry & Separate Utility
- Bathroom With Separate W/C
- Ample Storage Space
- Single Garage & Off-Road Parking
- Generous-Sized Garden
- Close To Transport Links & Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'11" x 5'11" (max) (2.74m x 1.82m (max))

The entrance hall has carpeted flooring, an in-built under stair cupboard, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

Living/Dining Room

20'1" x 14'10" (max) (6.14m x 4.53m (max))

The open plan living and dining room has wooden flooring, two radiators, an exposed brick mantelpiece with a tiled hearth, a TV point, a UPVC double-glazed window to the front elevation, and a sliding patio door opening out to the rear garden.

Kitchen

12'0" x 10'8" (max) (3.66m x 3.26m (max))

The kitchen has a range of fitted base units with worktops, a stainless steel sink with taps and two drainers, space for a cooker, a wall-mounted Worcester boiler, space for an under-counter fridge, vinyl flooring, partially tiled walls, a radiator, a UPVC double-glazed and a single-glazed window to the side and rear elevation.

Pantry

4'11" x 2'10" (1.51m x 0.88m)

The pantry has wall-mounted shelves.

Back Door

6'5" x 4'1" (1.96m x 1.25m)

This space has a UPVC door and a wooden door providing access outdoors.

Utility

11'5" x 6'0" (3.48m x 1.85m)

The utility room has UPVC double-glazed obscure windows to the side and rear elevation, wall-mounted shelves, space and plumbing for a washing machine, and space for a tumble dryer.

Garage

18'10" x 9'4" (5.75m x 2.86m)

FIRST FLOOR

Landing

8'0" x 5'6" (max) (2.44m x 1.68m (max))

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

Bedroom One

13'1" x 11'7" (max) (4.00m x 3.54m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Two

13'1" x 8'2" (max) (3.99m x 2.51m (max))

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

Bedroom Three

9'3" x 8'8" (max) (2.82m x 2.66m (max))

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

Bathroom

5'6" x 5'0" (1.68m x 1.54m)

The bathroom has a pedestal wash basin, a panelled bath, a radiator, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

W/C

5'1" x 2'6" (1.56m x 0.78m)

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

OUTSIDE

Front

To the front of the property is a lawned garden with a patio pathway, a driveway, access into the single garage, and gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, various trees and shrubs, hedged boundaries, and fence panelling.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

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.

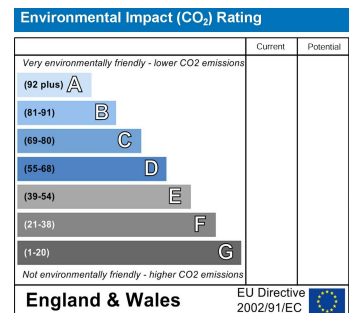
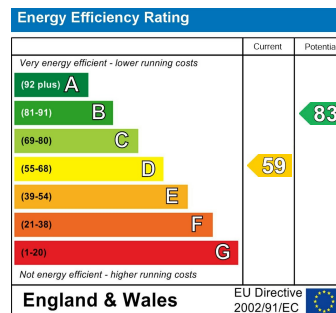
The vendor has advised the following:

Property Tenure is Freehold

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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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