

# HoldenCopley

PREPARE TO BE MOVED

Georgina Road, Beeston, Nottinghamshire NG9 1GP

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Guide Price £290,000

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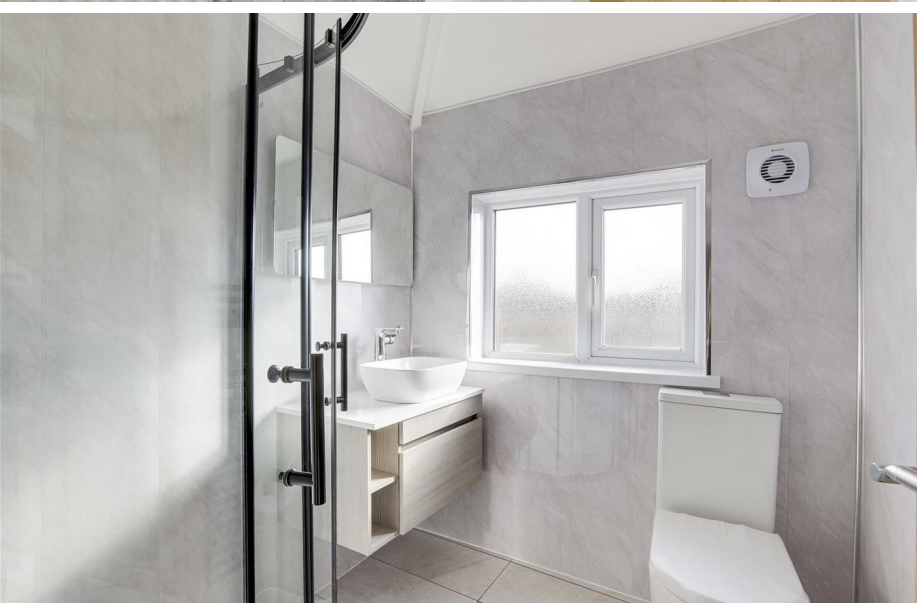
GUIDE PRICE - £290,000 - £300,000

NO UPWARD CHAIN...

This recently refurbished semi-detached home is situated in a popular location, close to all local amenities and available with no upward chain. An ideal choice for a range of buyers, this move-in-ready property combines modern comfort with an inviting interior. Upon entering, you are welcomed by a bright entrance hall that leads into a spacious living room. The room's large bay window provides plenty of natural light, creating a warm and inviting atmosphere at the front of the property. The ground floor also boasts a kitchen-diner, fitted with ample cabinetry. Double French doors open from the dining area to the rear garden, offering a seamless flow for entertaining and making it easy to enjoy indoor-outdoor living. On the first floor, you'll find three well-proportioned bedrooms, each with a neutral decor that adds to the home's light, airy feel. A modern, three-piece shower room completes the first floor, featuring stylish fittings and a walk-in shower. Outside, the front of the property includes a gravelled area, bordered by thoughtfully planted greenery, along with a driveway that provides convenient off-road parking. Gated access leads to the rear garden, which is fully enclosed for added privacy. The rear garden features a decked patio area ideal for outdoor dining, a well-kept lawn, and panelled fencing.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Shower Room
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Bed Viewed





## GROUND FLOOR

### Hall

5'11" x 11'1" (1.82m x 3.38m)

The hall has wood-effect flooring, carpeted stairs, recessed spotlights, a radiator, a UPVC double glazed window to the front elevation, and a UPVC door providing access into the accommodation.

### Living room

13'5" plus bay x 12'7" (4.10m plus bay x 3.86m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, recessed spotlights, and wood-effect flooring.

### Kitchen/Diner

8'9" x 18'11" (2.69m x 5.78m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, a gas hob and extractor fan, a Vertical radiator, space for a dining table, recessed spotlights, tiled splashback, wood-effect flooring, a UPVC double glazed window to the side elevation, and double French doors opening to the rear garden.

## FIRST FLOOR

### Landing

8'1" max x 5'11" (2.48m max x 1.81m)

The landing has a UPVC double glaze window to the side elevation, carpeted flooring, recessed spotlights, access into the loft, and access to the first floor accommodation.

### Bedroom One

10'7" x 10'11" (3.25m x 3.35m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

### Bedroom Two

8'10" x 12'10" max (2.71m x 3.93m max)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights, and carpeted flooring.

### Bedroom Three

8'0" x 8'0" max (2.46m x 2.44m max)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

### Shower Room

5'10" x 5'9" (1.80m x 1.77m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, an extractor fan, a heated towel rail, water proof boarding, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area, a planted border, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a decked patio, a lawn, 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 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

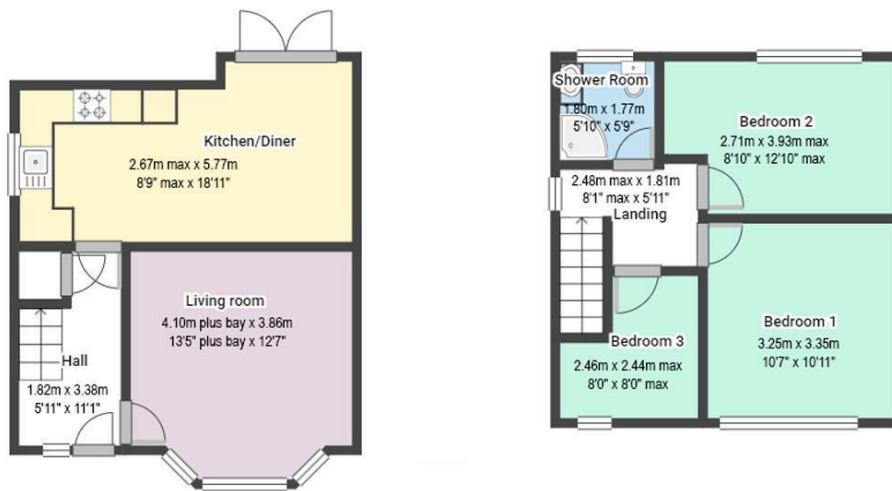
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



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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