

# HoldenCopley

PREPARE TO BE MOVED

Queens Road, Beeston, Nottinghamshire NG9 2BG

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**Guide Price £300,000**

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GUIDE PRICE: £300,000 - £350,000

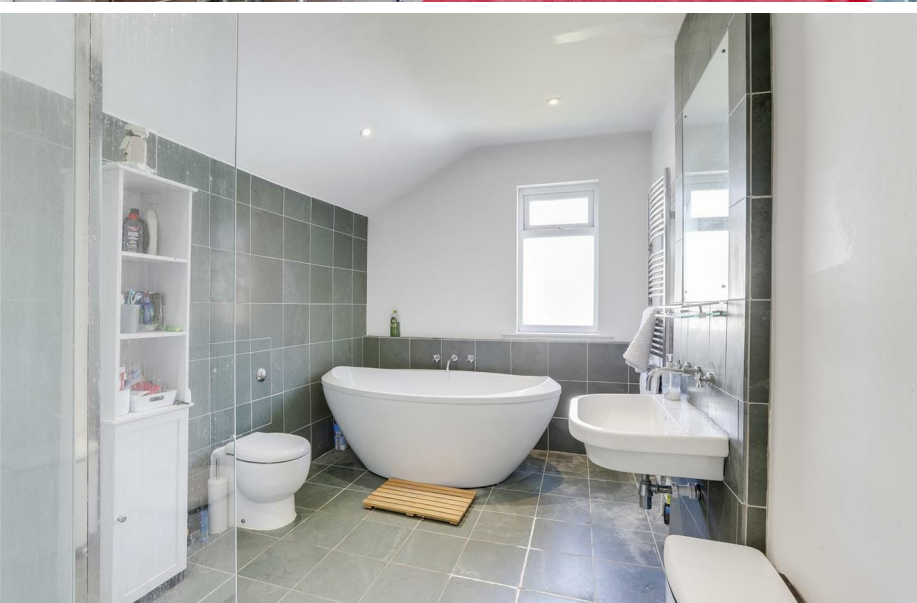
NO UPWARD CHAIN...

This four-bedroom property offers generous and versatile accommodation across three floors, making it an ideal opportunity for a variety of buyers including families, professionals, or investors. Offered to the market with no upward chain, the home is situated in a convenient and well-connected location, just a short distance from a wide range of local shops, dining options, and excellent transport links into Nottingham City Centre. To the ground floor, the property features an entrance hall leading to a spacious living room, a separate dining room, a ground floor W/C, and a fitted kitchen designed to meet your everyday culinary needs. The first floor hosts two generously sized double bedrooms and a modern four-piece bathroom suite, while the top floor offers a further two double bedrooms, providing plenty of space for growing families or home office use. Externally, the property benefits from off-road parking via a driveway, featuring a lawned area and a patio seating space, perfect for enjoying the outdoors. There is a Certificate of Lawfulness for an existing use as a HMO of up to four tenants. The property is fully compliant with all Broxtowe HMO regulations and also presents the potential to expand to a five-tenant HMO. Additionally, the spacious garden offers further development opportunities for prospective buyers or investors, subject to planning.

MUST BE VIEWED!







- End-Terraced House
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

15'6" x 5'3" (4.74m x 1.62m)

The entrance hall has carpeted flooring, a radiator, ceiling coving, recessed spotlights and a single composite door providing access into the accommodation.

### Living Room

14'7" x 11'10" (max) (4.46m x 3.62m (max))

The living room has carpeted flooring, a radiator, ceiling coving, a ceiling rose, a recessed chimney breast alcove and two UPVC double-glazed windows to the side and front elevation.

### Dining Room

12'0" x 11'5" (max) (3.67m x 3.49m (max))

The dining room has carpeted flooring, a radiator, ceiling coving, a ceiling rose, a recessed chimney breast alcove and a single UPVC door providing access to the rear garden.

### W/C

5'0" x 2'11" (1.54m x 0.91m)

This space has a concealed low level dual flush W/C, a wash basin, partially tiled walls, an extractor fan, wood-effect flooring and a singular recessed spotlight.

### Kitchen

12'5" x 8'9" (3.79m x 2.67m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated gas ring hob, oven, extractor fan and dishwasher, partially tiled walls, recessed spotlights, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

15'6" x 14'11" (4.74m x 4.57m)

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

### Master Bedroom

15'0" x 11'11" (max) (4.59m x 3.64m (max))

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

### Bedroom Three

11'5" x 9'8" (max) (3.48m x 2.95m (max))

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

### Bathroom

12'3" x 8'1" (max) (3.75m x 2.48m (max))

The bathroom has a concealed low level dual flush W/C, a wash basin, a freestanding double-ended bath with central taps, a walk-in shower with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, tiled flooring, a loft hatch and a UPVC double-glazed window to the rear elevation.

## SECOND FLOOR

### Landing

12'10" x 5'3" (3.93m x 1.62m)

The landing has carpeted flooring, recessed spotlights, a Velux window, access to the second floor accommodation and access to the loft.

### Bedroom Two

12'11" x 12'0" (max) (3.95m x 3.68m (max))

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

### Bedroom Four

11'6" x 9'9" (3.51m x 2.99m)

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

## OUTSIDE

## Front

To the front of the property is a pathway leading to the entrance door, courtesy lighting, access to the rear garden, access to on-street parking and fence panelling boundaries.

## Rear

To the rear of the property is a patio seating area, a lawn, a shed, a driveway providing off-road parking and fence panelling boundaries.

## 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 - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

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.

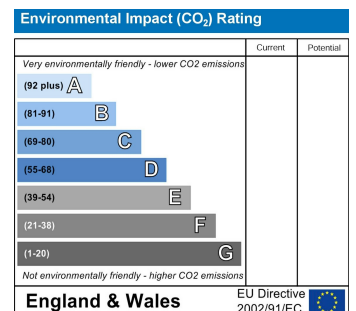
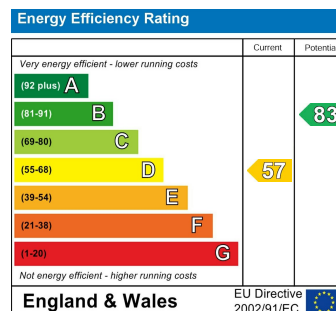
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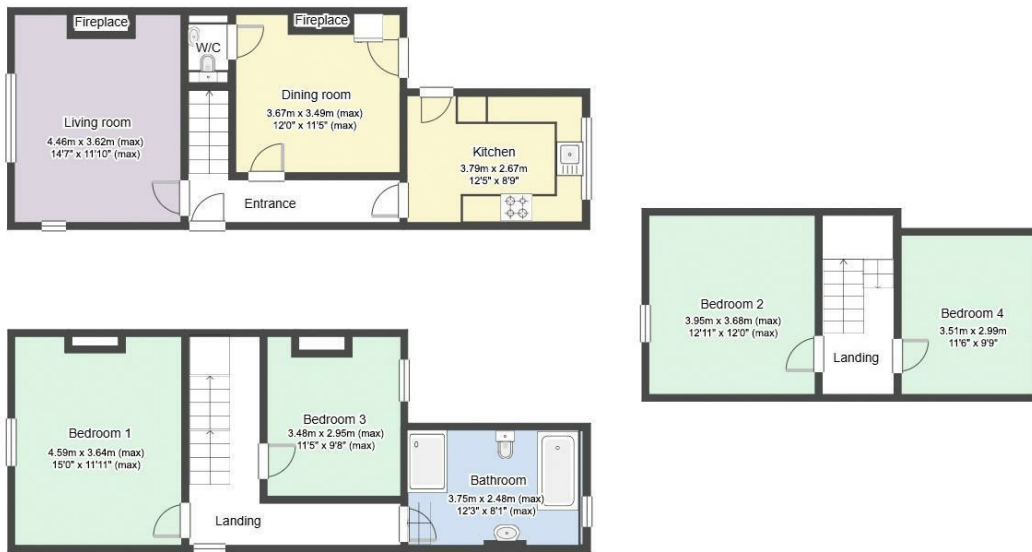
Property Tenure is Freehold

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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.





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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