

# HoldenCopley

PREPARE TO BE MOVED

Oban Road, Beeston, Nottinghamshire NG9 4FX

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Guide Price £260,000 - £270,000



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NO UPWARD CHAIN...

Offered to the market with no upward chain, this lovely two bedroom semi-detached home is the perfect opportunity for a whole range of different buyers. This property is located in the popular area of Beeston, close to local amenities such as shops, eateries, schools, parks, and has excellent transport links including easy access onto the M1. Internally, the ground floor offers an entrance hall leading into a generous living room with a feature fireplace, a fitted kitchen/diner with appliances and double French doors leading out to the rear garden. Upstairs, there are two double bedrooms, serviced by a three piece bathroom suite. Externally, the front of the property offers a block paved driveway providing off-street parking for two cars, and access to the tandem garage, which has lighting, electricity, and ample storage space. To the rear of the property is a beautiful private enclosed garden with a paved patio seating area, a lawn, and plenty of mature greenery - the perfect outdoor retreat.

MUST BE VIEWED







- Semi Detached House
- Two Double Bedrooms
- Living Room With A Feature Fireplace
- Spacious Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Ample Storage Space
- Tandem Garage
- Off-Street Parking For Two Cars
- Garden With Beautiful Greenery
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10'4" x 5'3" (3.15m x 1.62m)

The entrance hall has carpeted flooring and stairs, a radiator, exposed wooden beams, UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Living Room

10'2" x 16'4" (3.10m x 4.99m)

The living room has carpeted flooring, a feature fireplace with a decorative fireplace and a hearth, fitted base units, a radiator, coving to the ceiling, exposed wooden beams, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

15'10" x 12'7" (4.85m x 3.85m)

The kitchen/diner has a range of base and wall units with worktops, a composite sink and a half with a mixer tap and a drainer, an integrated gas hob with a concealed extractor fan, an integrated oven, a washing machine, tiled flooring, partially tiled walls, a radiator, an in-built under-the-stairs cupboard, a UPVC double-glazed window to the rear elevation, access to the garage, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

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

Master Bedroom

10'11" x 15'8" (3.35m x 4.79m)

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

Bedroom Two

7'7" x 12'5" (2.33m x 3.81m)

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

Bathroom

7'9" x 9'0" (2.38m x 2.75m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, vinyl flooring, partially tiled walls, a chrome heated towel rail, an in-built storage cupboard, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking for two cars, access to the tandem garage, and boundaries made up of hedges.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawned area, raised planters, and a variety of mature greenery.

Garage

8'8" x 30'10" (2.66m x 9.40m)

The garage has an up and over door, lighting and electricity, and provides ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Limited 5G and some 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of surface water flooding

Very low risk of rivers and seas flooding

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.

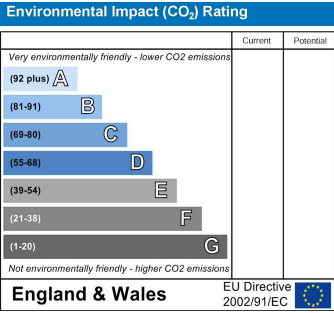
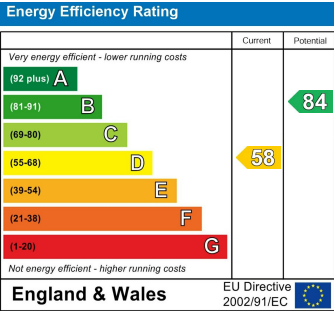
The vendor has advised the following:

Property Tenure is Freehold.

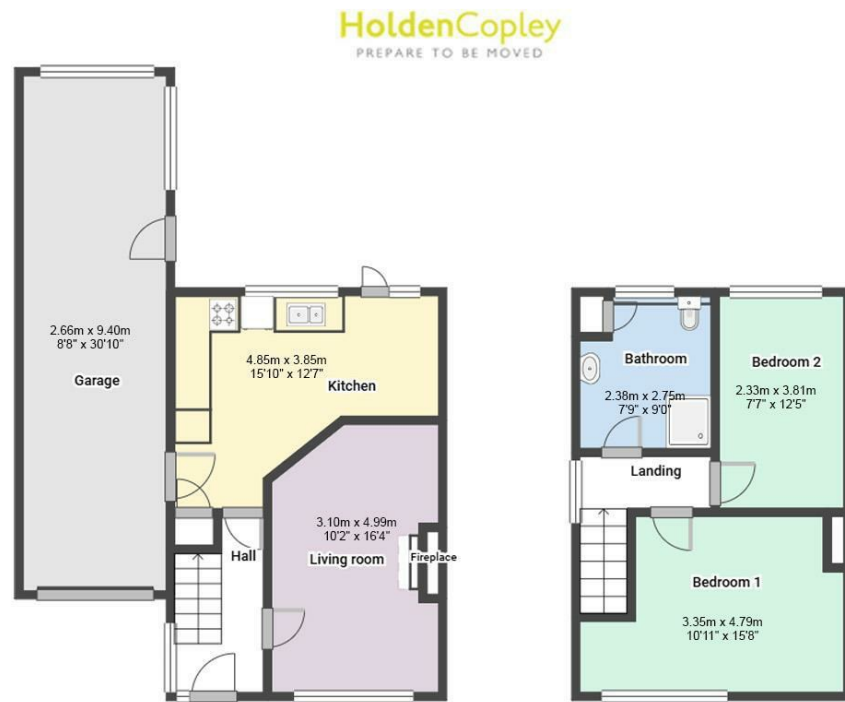
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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