

HoldenCopley

PREPARE TO BE MOVED

Marton Road, Beeston, Nottinghamshire NG9 5JY

Guide Price £235,000 - £240,000

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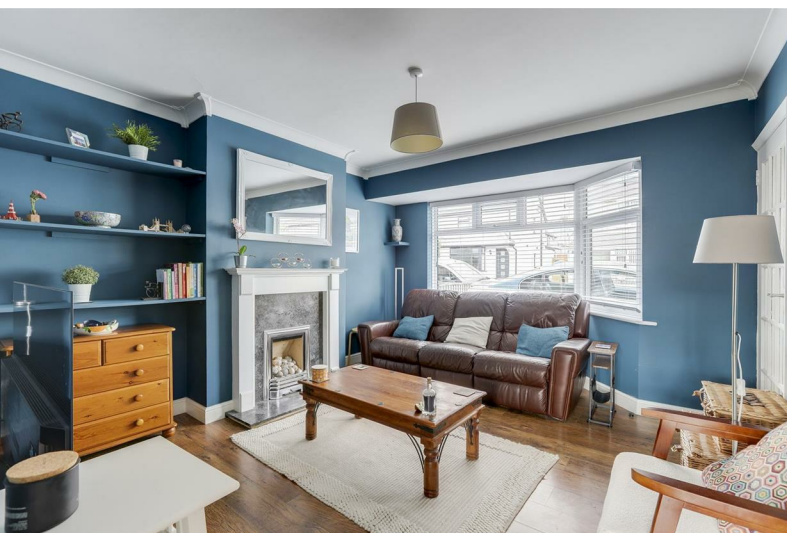


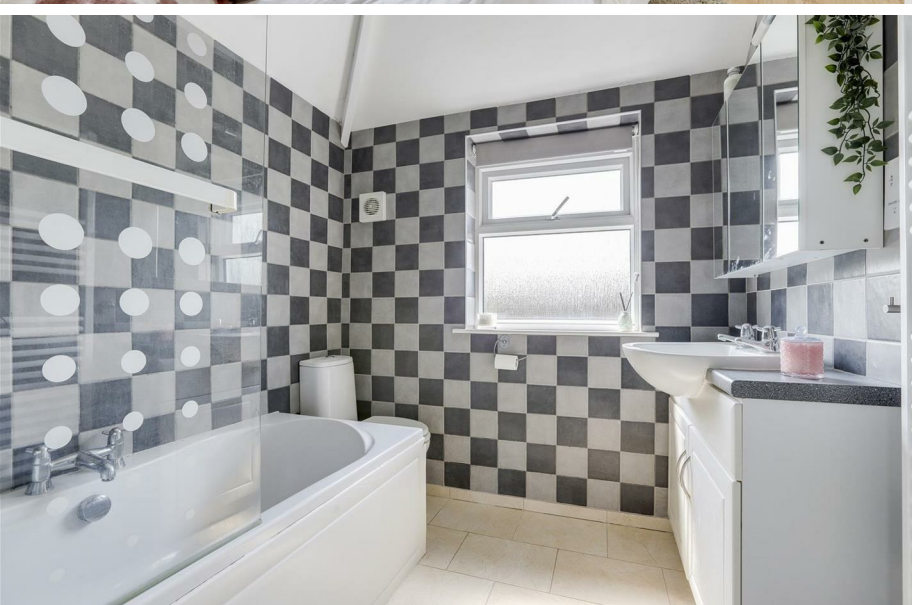
GUIDE PRICE: £235,000 - £240,000

IDEAL FOR A RANGE OF BUYERS...

This beautifully presented two double bedroom semi-detached home is situated on a popular residential street within easy reach of Beeston Town Centre, offering a wide range of local amenities, excellent transport links, and access to reputable schools – making it the perfect choice for first-time buyers, young professionals or investors alike. Upon entering, you are welcomed into a bright entrance hall which leads into a charming lounge with a feature fireplace and bay window, creating a light and homely atmosphere. To the rear, there is a spacious dining kitchen finished to a modern standard with plenty of space for both cooking and entertaining, complete with a pantry cupboard. Upstairs, the property offers two generously sized double bedrooms, both well presented, and a contemporary three-piece bathroom suite. Outside, the property stands well with off-street parking to the front, while to the rear is a beautifully maintained, south-facing garden – perfect for relaxing in the warmer months. Ready to move straight into, this home is a fantastic opportunity in a highly desirable location.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner With Pantry
- Three-Piece Bathroom Suite
- South-Facing Garden
- Recently Renovated Driveway
- Well-Presented
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*11" x 2*5" (0.89m x 0.76m)

The entrance hall has laminate flooring, a radiator, wooden stairs with a carpet runner, wall-mounted coat hooks, and a single composite door providing access into the accommodation.

Living Room

13*8" x 11*10" (max) (4.19m x 3.62m (max))

The living room has a UPVC double-glazed half-bay window to the front elevation, laminate flooring, a feature fireplace with a decorative surround, Openreach Fibre and Virgin Media broadband connection points, and coving to the ceiling.

Kitchen/Diner

15*3" x 10*4" (max) (4.65m x 3.15m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a flexi-hose/commercial style mixer tap and drainer, a freestanding gas oven with a hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, tiled flooring, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

Pantry

4*8" x 2*10" (1.43m x 0.87m)

FIRST FLOOR

Landing

9*3" x 6*11" (max) (2.82m x 2.11m (max))

The landing has a UPVC double-glazed obscure window to the side elevation, laminate flooring, access to the partially boarded loft with lighting and a power socket via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11*10" x 11*9" (max) (3.62m x 3.60m (max))

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

Bedroom Two

10*4" x 7*10" (3.16m x 2.41m)

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

Bathroom

7*1" x 6*9" (2.17m x 2.08m)

The bathroom has a low level dual flush WC, a sunken wash basin with fitted storage, a wall-mounted mirrored cabinet, an electrical shaving point, a double-ended panelled bath with a wall-mounted rainfall electric shower fixture and a glass shower screen, tiled flooring, fully tiled flooring, recessed spotlights, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking and side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, blue slate chippings, a range of plants and shrubs, external lighting, a further patio area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 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 – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

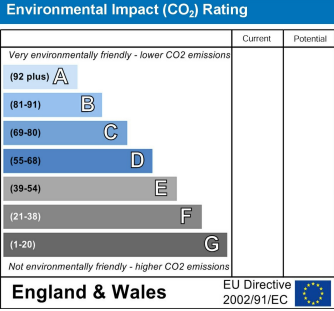
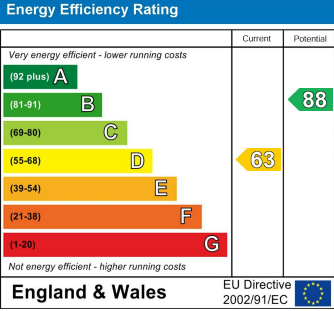
Council Tax Band Rating - Broxtowe Borough Council- Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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