

HoldenCopley

PREPARE TO BE MOVED

Dagmar Grove, Beeston, Nottinghamshire NG9 2BH

Guide Price £250,000

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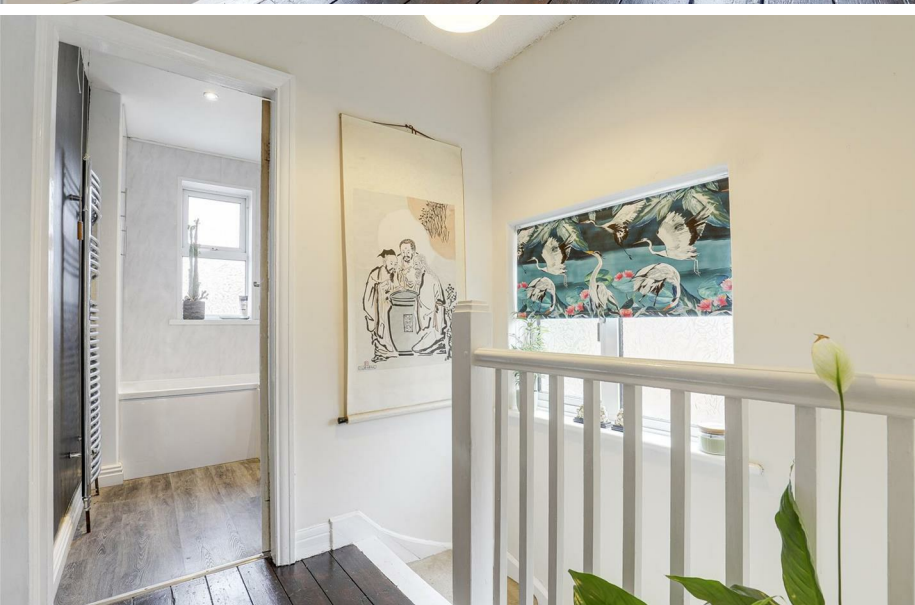
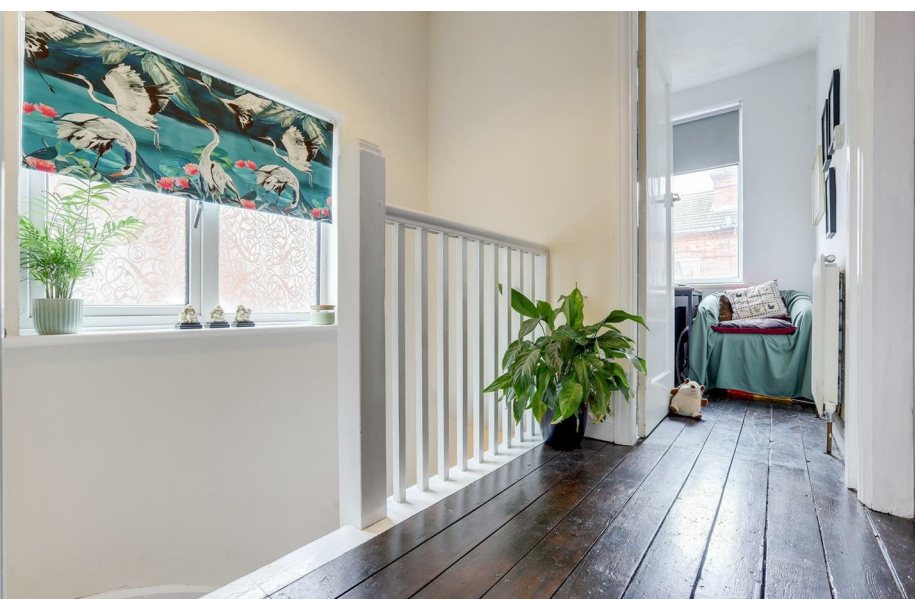
GUIDE PRICE £250,000 - £270,0000

POPULAR LOCATION...

This three-bedroom semi-detached house is situated in a popular location, within close proximity to a wide range of local amenities including shops, schools, and excellent transport links, making it the perfect purchase for a variety of buyers. On the ground floor, the property comprises an entrance hall providing access into a spacious dining room, which in turn opens into the living room featuring a bay window to the front. The dining room also leads into a rear porch with useful storage space and access to the garden. Completing the ground floor is a fitted kitchen with a range of units. To the first floor, there are three well-proportioned bedrooms, serviced by a three-piece bathroom suite. Outside, to the front of the property there is an enclosed garden with a gated entrance and off-road parking for a small vehicle. To the rear, you will find a private garden with a patio seating area, planted borders, a shed, and a fence-panelled boundary. This home is well-presented and offers plenty of potential, making it a great choice for families, first-time buyers, or investors alike.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*5" x 4*2" (1.66m x 1.28m)

The entrance hall has a UPVC double glazed obscure window to the front elevation, tiled flooring, carpeted stairs, a radiator, under stairs cupboard, and a door providing access into the accommodation.

Living Room

11*5" x 10*9" (3.49m x 3.29m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, original floor boards, and open access into the dining room.

Dining Room

11*1" x 10*1" (3.40m x 3.08m)

The dining room has original floor boards, a radiator, an open fireplace, a UPVC double glazed window to the rear elevation, and a door opening to the rear porch.

Rear Porch

10*11" x 2*7" (3.35m x 0.81m)

The rear porch has tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Kitchen

18*11" x 4*11" (5.78m x 1.50m)

The kitchen has a range of fitted base and wall units with worktops, stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

6*3" x 6*2" (1.92m x 1.88m)

The landing has a UPVC double glazed obscure window to the side elevation, original floor boarding, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

9*11" x 9*0" (3.03m x 2.75m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, two in-built cupboards, and original floor boarding.

Bedroom Two

10*2" x 10*1" (3.10m x 3.09m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and original floor boarding.

Bedroom Three

6*7" x 6*3" (2.01m x 1.93m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and original floor boarding.

Bathroom

7*1" x 6*3" (2.18m x 1.92m)

The bathroom has two UPVC double glazed obscure window to the rear and side elevation, a concealed dual; flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an in-built cupboard, a chrome heated towel rail, an extractor fan, waterproof boarding to the walls, and wood-effect flooring.

OUTSIDE

Front

To the front is an enclosed garden with a fence panelled surround, gated access, and off road parking for a small vehicle.

Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, an outdoors electrical socket, planted areas, a shed, and a fence panelled boundary.

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 1800Mbps 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

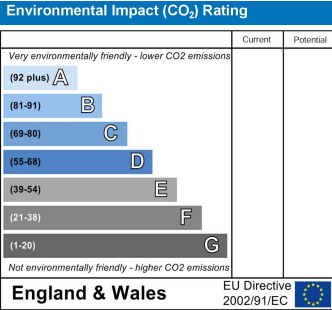
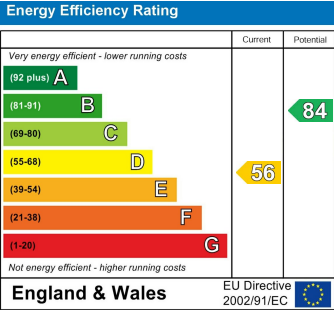
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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