

HoldenCopley

PREPARE TO BE MOVED

Gainsford Crescent, Bestwood, Nottinghamshire NG5 5HS

Offers Over £200,000

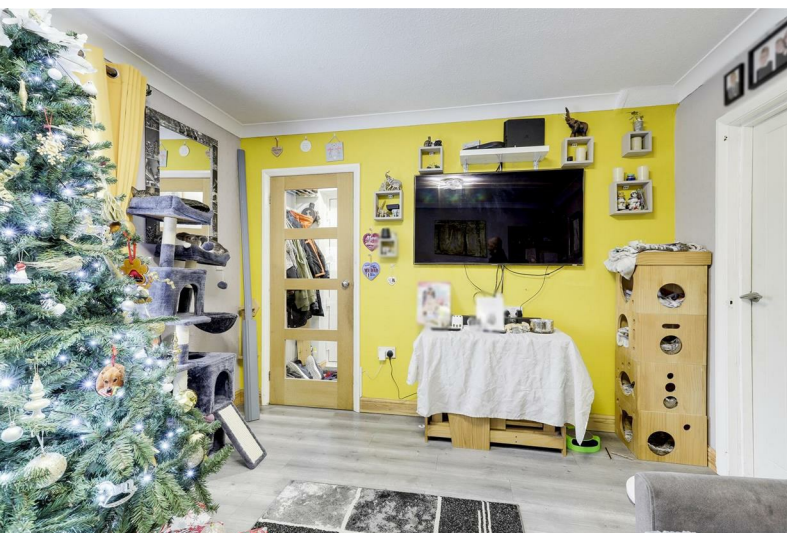
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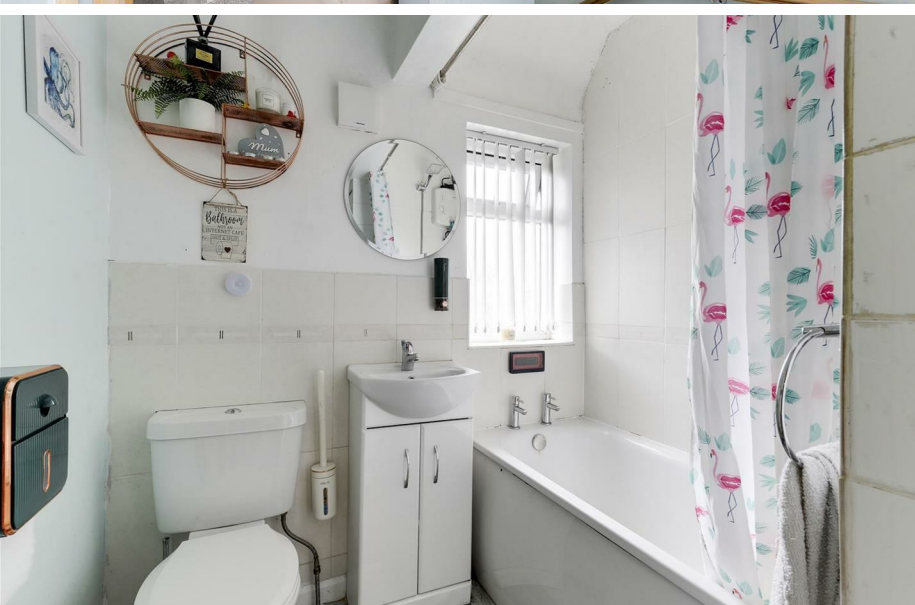


POPULAR LOCATION...

This three-bedroom semi-detached house offers generous living space, making it an ideal choice for families or anyone looking for a comfortable home. Located in a sought-after area, the property is conveniently close to a range of local amenities, well-regarded schools, and regular public transport links. Inside, the ground floor features an entrance hall leading to a spacious living room. The fitted kitchen provides direct access to the rear garden and includes a handy utility cupboard. Upstairs, there are three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the front of the property boasts a lawn with planted borders, a driveway, and gated access to the rear garden. The rear garden is fully enclosed and offers a decked patio area, an outdoor seating area, and steps leading up to a lawn, all surrounded by secure fence panelling.

MUST BE VIEWED





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





GROUND FLOOR

Entrance Hall

4'0" x 3'4" (1.22 x 1.03)

The entrance hall has wood-effect flooring, carpeted stairs, and a door providing access into the accommodation.

Living Room

14'8" x 11'1" (4.49 x 3.38)

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

Kitchen

14'9" x 8'3" (4.52 x 2.53)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, an integrated dishwasher, space for a fridge freezer. a wall-mounted boiler, an in-built cupboard, recessed spotlights, wood-effect flooring, two UPVC double glazed windows to the rear elevation, a UPVC door opening to the rear garden, and access into the utility cupboard.

Utility Cupboard

5'4" x 2'6" (1.64 x 0.78)

The utility cupboard has space and plumbing for a washing machine, space for a tumble dryer, recessed spotlights, and wood-effect flooring.

FIRST FLOOR

Landing

5'11" x 5'1" (1.82 x 1.55)

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

Master Bedroom

10'5" x 9'8" (3.19 x 2.96)

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

Bedroom Two

9'11" x 9'8" (3.03 x 2.96)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, and wood-effect flooring.

Bedroom Three

7'10" x 6'10" (2.41 x 2.10)

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

Bathroom

6'5" x 6'3" (1.96 x 1.91)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture, an in-built cupboard, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn with planted borders, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a decked patio area, an outside ta, steps up to a lawn, and a fence panelled boundary.

OUTSIDE

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

1000Mbps

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 - Gedling Borough Council - Band G

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.

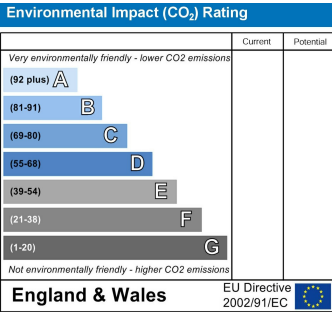
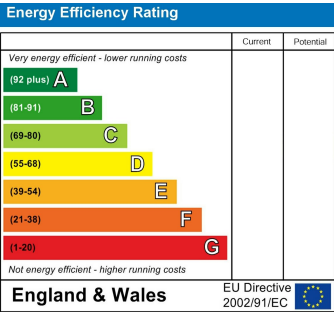
The vendor has advised the following:

Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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