

# HoldenCopley

PREPARE TO BE MOVED

Broadwood Road, Bestwood Park, Nottinghamshire NG5 5PB

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Guide Price £170,000 - £190,000



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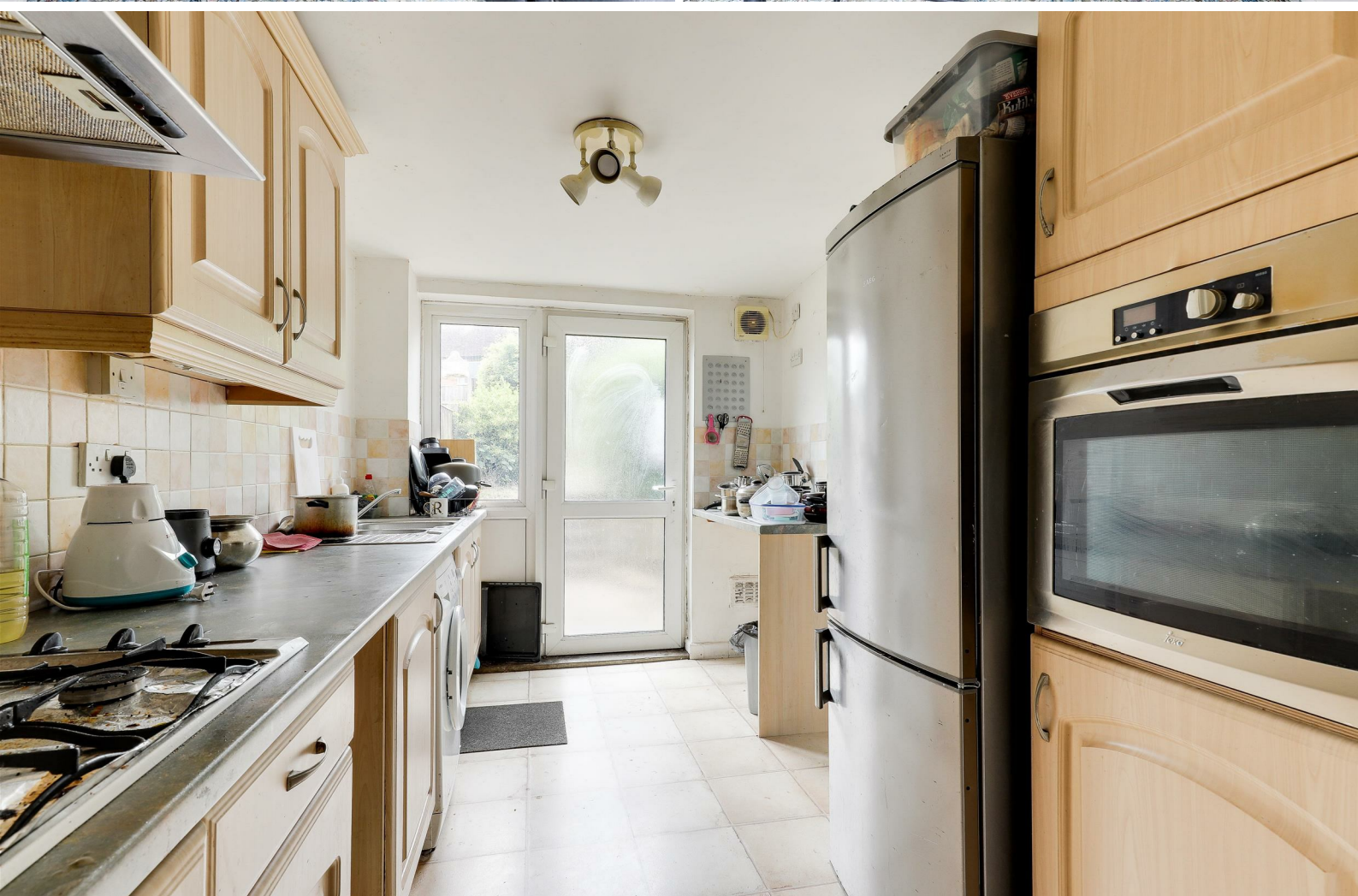


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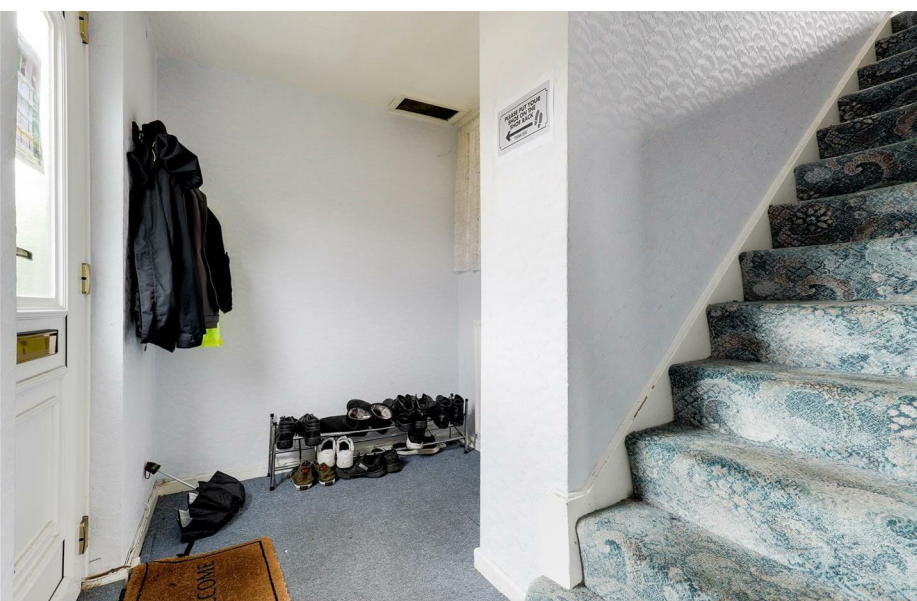
NO UPWARD CHAIN...

This mid-terrace property, located in the highly sought-after Bestwood Park area, presents an excellent opportunity for first-time buyers and growing families alike. The house boasts spacious accommodations throughout, beginning with an entrance hall on the ground floor, leading to a generously sized living room perfect for relaxing or entertaining. Adjacent to the living room is a well-appointed fitted kitchen with ample storage and workspace. Ascending to the first floor, you will find three bedrooms, all serviced by a family bathroom and a separate WC, ensuring convenience for all. The exterior of the property to the front garden features a lawn, planted borders, and a fence panel boundary. The rear garden offers an enclosed rear garden with a lawn, a variety of mature plants and shrubs, a handy shed for storage, and secure fencing. With its proximity to local shops, eateries, and excellent transport links to Nottingham City Centre, this property combines comfort and convenience, making it an ideal home for a diverse range of buyers.

MUST BE VIEWED







- Mid Terrace Home
- Three Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Two Piece Bathroom & Separate WC
- Enclosed Rear Garden
- On Street Parking
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Hallway

8'9" x 6'3" (2.68 x 1.93)  
The hallway has carpeted flooring, a radiator, and a UPVC door to provide access into the property.

Living Room

22'5" x 11'1" (6.84 x 3.38)  
The living room has two UPVC double glazed windows to the front and rear elevation, coving to the ceiling, a TV point, a radiator, space for a dining table, a feature fireplace with a decorative mantelpiece, and carpeted flooring.

Kitchen

16'6" x 7'10" (5.05 x 2.40)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven, an integrated gas hob with an extractor hood, space and plumbing for a washing machine, partially tiled walls, tiled flooring, an in-built cupboard, a UPVC double glazed window to the rear elevation, and UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'6" x 3'2" (2.91 x 0.97)  
The landing has carpeted flooring, an in-built cupboard, access into the loft, and provides access to the first floor accommodation.

Master Bedroom

11'5" x 10'1" (3.49 x 3.09)  
The main bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

11'1" x 10'8" (3.38 x 3.27)  
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

11'5" x 5'8" (3.50 x 1.74)  
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'1" x 4'11" (2.18 x 1.50)  
The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath with a wall mounted shower fixture, a radiator, partially tiled walls, and carpeted flooring.

W/C

7'1" x 2'7" (2.18 x 0.81)  
This space has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders, and fence panelled boundary.

Rear

To the rear of the property is an enclosed garden with a lawn, a shed, a range of mature plants and shrubs and 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 1000Mbps 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

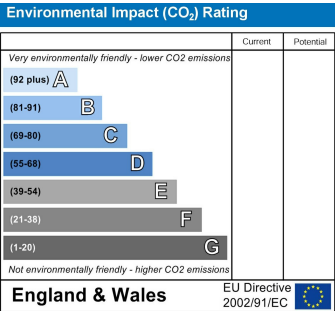
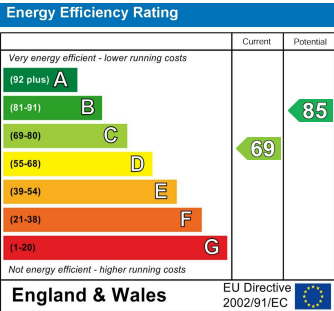
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

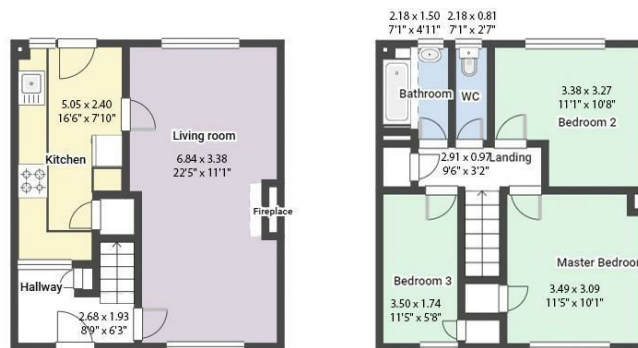
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

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