

HoldenCopley

PREPARE TO BE MOVED

Mildenhall Crescent, Bestwood Park, Nottingham NG5 5RP

£180,000

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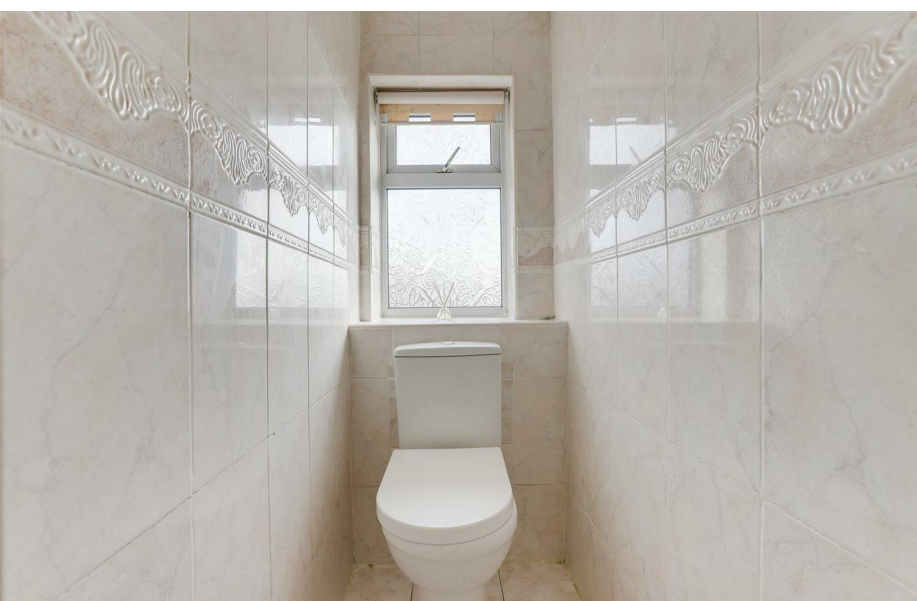
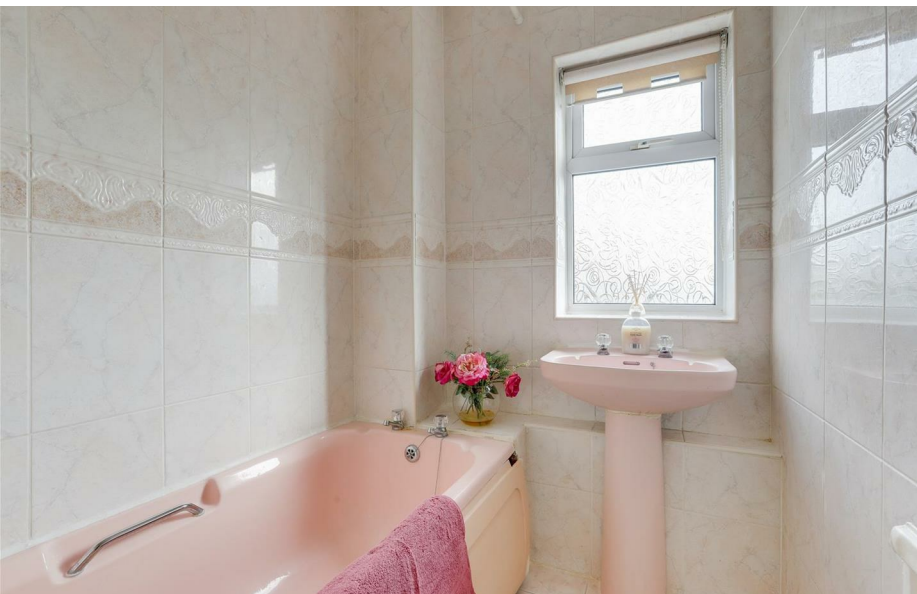


NO UPWARD CHAIN...

This three-bedroom mid-terrace house offers spacious accommodation ready for you to move straight into! Situated in a popular location within Bestwood Park, the property is within close proximity to local schools, shops, and transport links, making it a perfect home for first-time buyers or growing families alike. To the ground floor, you will find an entrance hall, a spacious living and dining room with a feature fireplace, and a fitted kitchen with ample cupboard space and access to the rear garden. The first floor carries three good-sized bedrooms serviced by a two-piece bathroom suite and a separate W/C. Outside to the front of the property is a gated driveway providing off-street parking, and to the rear is a well-maintained south-facing garden with a patio seating area, lawn, and decorative planting — perfect for enjoying the warmer months.

MUST BE VIEWED





- Mid Terrace Home
- Three Bedrooms
- Spacious Living/Dining Room With Feature Fireplace
- Fitted Kitchen
- Ample Storage Space
- Two Piece Bathroom Suite & En-Suite
- Gated Off-Street Parking
- South Facing Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'9" x 3'8" (max) (2.67m x 1.13m (max))

The entrance hall has carpeted flooring and stairs,, a radiator, and a single UPVC door providing access into the accommodation.

Living/Dining Room

21'4" x 11'1" (max) (6.51m x 3.39m (max))

The living/dining room has carpeted flooring, a feature fireplace with a decorative fireplace and hearth, two radiators, a UPVC double-glazed window to the rear elevation, and a UPVC double-glazed bay window to the front elevation.

Kitchen

18'3" x 7'10" (max) (5.57m x 2.39m (max))

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, space for a freestanding cooker, a washing machine and tumble dryer, tiled flooring, partially tiled walls, built-in storage cupboards, a UPVC double-glazed window to the rear elevation, and a UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

9'7" x 8'11" (max) (2.93m x 2.74m (max))

The landing has carpeted flooring, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'6" x 10'0" (3.53m x 3.07m)

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'1" x 10'7" (max) (3.39m x 3.23m (max))

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

Bedroom Three

11'7" x 5'7" (3.55m x 1.71m)

The third bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

Bathroom

7'3" x 4'9" (max) (2.21m x 1.47m (max))

The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, tiled flooring and walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

W/C

6'6" x 2'7" (1.99m x 0.81m)

This space has a low level flush W/C, tiled flooring and walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gated block paved driveway providing off-street parking for two cars, a lawn, and boundaries made up of hedges and brick wall.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, decorative bushes, and boundaries made up of hedges and fence panelling.

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)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

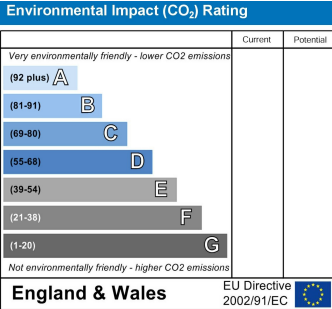
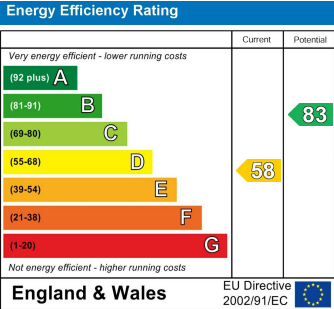
The vendor has advised the following:

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 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.



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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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