

# HoldenCopley

PREPARE TO BE MOVED

Belleville Drive, Bestwood Park, Nottinghamshire NG5 5PL

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£190,000



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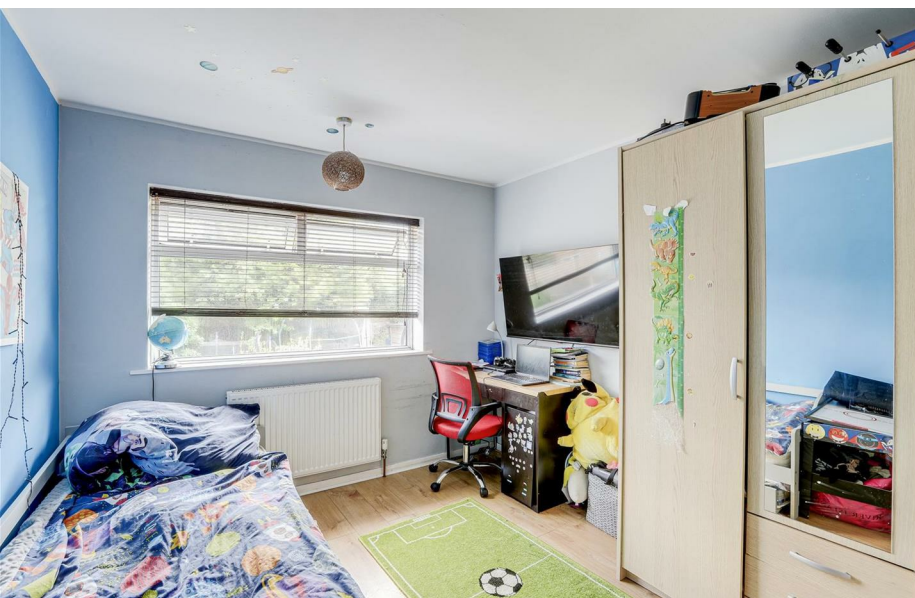
## IDEAL FOR FIRST TIME BUYERS...

This three-bedroom mid-terrace house is an ideal starter home for first-time buyers. Nestled in a sought-after location, this property is conveniently close to a range of local amenities including the scenic Bestwood Country Park, a variety of shops, excellent transport links and great school catchments. As you enter the property, you are greeted by an entrance hall that leads into a spacious living room, perfect for relaxation and entertaining. The ground floor also features a modern fitted kitchen/diner, offering ample space for family meals and gatherings. The first floor comprises three well-proportioned bedrooms, each providing comfortable living space. A three-piece bathroom suite completes the upstairs. Additionally, there is access to the loft, offering valuable extra storage space. Externally, the property boasts a driveway at the front, ensuring convenient off-street parking. To the rear, a private garden awaits, featuring a well-maintained lawn and a patio area, ideal for outdoor dining and leisure. This delightful home combines practicality and convenience, making it perfect for those looking to step onto the property ladder.

## MUST BE VIEWED







- Terrace House
- Three Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Driveway
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'3" x 4'2" (max) (1.91m x 1.28m (max))

The entrance hall has wood-effect flooring, a carpeted stair runner, a built-in storage cupboard, a radiator and a single door providing access into the accommodation.

Living Room

14'7" x 13'10" (max) (4.46m x 4.23m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround and coving.

Kitchen/Diner

17'10" x 9'6" (max) (5.45m x 2.90m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, an electric hob, an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled and wood-effect flooring, partially tiled walls, a radiator, space for a dining table set, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

7'8" x 7'7" (max) (2.34m x 2.32m (max))

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

Master Bedroom

13'1" x 10'0" (max) (3.99m x 3.05m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and fitted mirrored sliding wardrobes.

Bedroom Two

10'7" x 9'11" (max) (3.24m x 3.04m (max))

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

Bedroom Three

10'0" x 7'8" (max) (3.05m x 2.34m (max))

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

Bathroom

8'2" x 5'6" (max) (2.49m x 1.68m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with with a mains-fed hand-held shower and an electric shower, a glass shower screen, grab handles, vinyl flooring, partially tiled walls, a chrome heated towel rail and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio, a lawn and various shrubs and plants.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material information – 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.

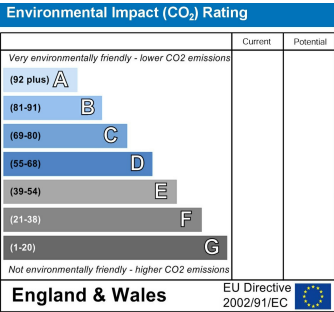
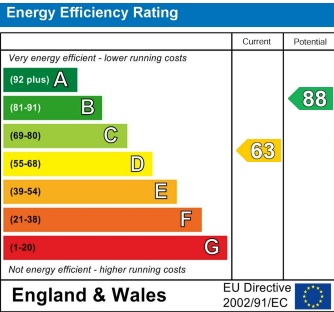
The vendor has advised the following:

Property Tenure is Freehold

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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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