

HoldenCopley

PREPARE TO BE MOVED

Dylan Thomas Road, Bestwood Park, Nottinghamshire NG5 5UA

Guide Price £165,000

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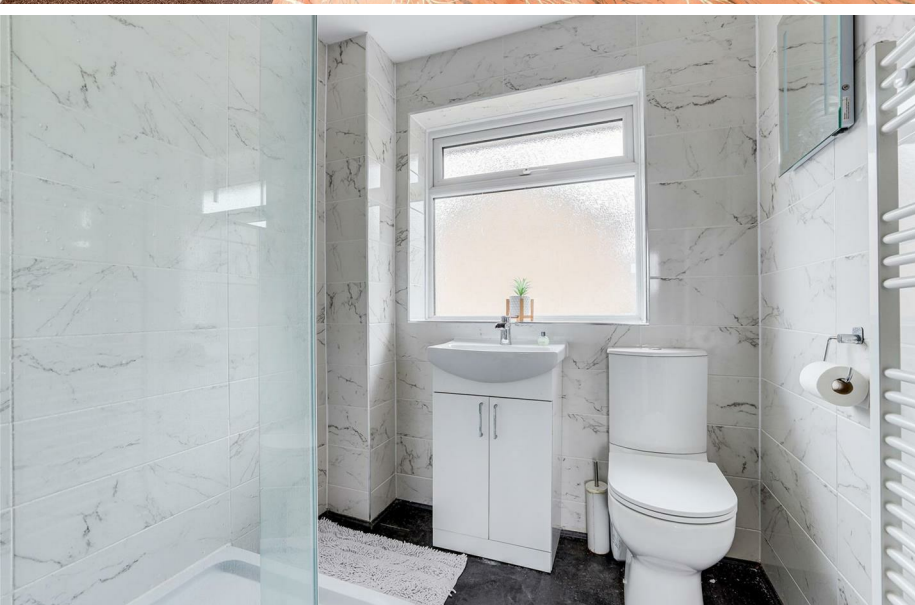


GUIDE PRICE: £165,000 - £175,000

Nestled in a quiet and convenient location, this well-presented two-bedroom mid-terraced house embodies the essential starter home. Situated within close proximity to local amenities, shops, great schools, and seamless access to the City Centre. As you step through the inviting composite door of the porch, you're welcomed into a cosy living room, ideal for relaxation and quality family time. The modern fitted kitchen diner on the ground floor is a hub of culinary creativity, offering a space for shared meals and gatherings. Ascending to the first floor, you'll discover two generously sized bedrooms, each thoughtfully designed to accommodate your needs. These bedrooms are served by a contemporary shower room suite, ensuring both style and practicality. Outside, the property boasts a front driveway for convenient parking, complemented by additional off-road parking at the rear. The private, enclosed, and low-maintenance tiered garden beckons for outdoor relaxation and gardening enthusiasts. A shed stands ready to store your tools or garden equipment.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Storage Space
- Modern Shower Suite
- Low Maintenance Garden
- Off-Road Parking
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

3'4" x 1'10" (1.03m x 0.57m)

The porch has a wall-mounted consumer unit, and a single composite door providing access into the accommodation.

Living Room

13'6" x 12'2" (max) (4.13m x 3.71m (max))

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

Kitchen / Diner

13'6" x 8'0" (max) (4.12m x 2.44m (max))

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, wood-effect flooring, tiled splashback, space for a dining table, an in-built under-stair pantry cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access into the accommodation.

Pantry Cupboard

6'1" x 3'4" (1.87m x 1.03m)

FIRST FLOOR

Landing

6'3" x 6'0" (max) (1.93m x 1.83m (max))

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'5" x 10'4" (max) (3.48m x 3.16m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built wardrobe, and an in-built airing cupboard.

Bedroom Two

10'1" x 7'0" (3.09m x 2.15m)

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

Shower Room

6'10" x 6'2" (max) (2.10m x 1.89m (max))

This space has a low level dual flush W/C, a vanity unit wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with steps leading up to the access the accommodation. There is also further off-road parking to the rear.

Rear

To the rear of the property is a private enclosed low maintenance garden with a patio area, graveling, courtesy lighting, patio steps, a shed, and fence panelled boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

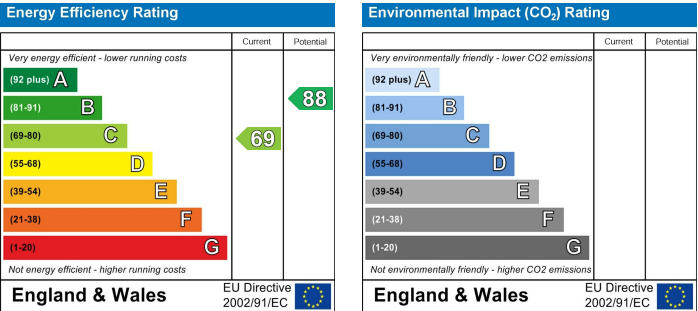
The vendor has advised the following:

Property Tenure is Freehold

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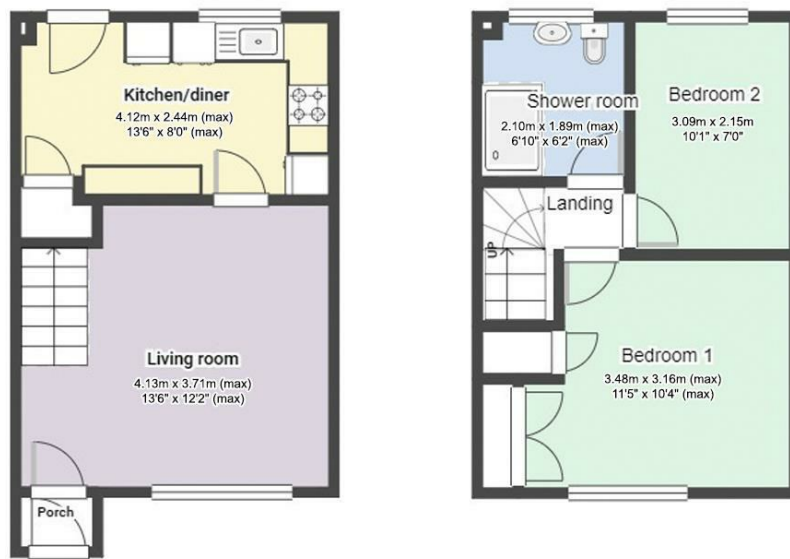
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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