

HoldenCopley

PREPARE TO BE MOVED

Southglade Road, Bestwood Park, Nottinghamshire NG5 5GE

£750

THREE BEDROOM HOME...

This three bedroom mid-terraced house would make the perfect home for any family as it benefits from having a newly fitted kitchen, new first floor carpets, ready for you to move straight in.

This property is situated in a convenient location opposite a playing park and within reach of various schools, local amenities and excellent transport links to the City.

To the ground floor is an entrance hall, a spacious lounge with a feature fireplace and a modern kitchen diner with a pantry cupboard. The first floor carries three good sized bedrooms serviced by a three piece bathroom suite. Outside to the rear is a well maintained garden.

MUST BE VIEWED



- Mid Terraced House
- Three Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Well Maintained Rear Garden With Gated Access
- Outhouse
- New First Floor Carpets
- Must Be Viewed
- 360 Virtual Tour Available

GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, a wall mounted radiator, wall mounted hooks, a wall mounted thermostat, carpeted stairs and a UPVC door provides access into the accommodation

Living Room

The living room has wood effect flooring, a feature fireplace with a surround and a hearth, two recessed alcoves with wall lighting and a built in storage cupboard, a wall mounted radiator and a double glazed window to the front elevation

Kitchen Diner

The kitchen diner has tiled flooring, a range of fitted base and wall units with rolled edge work surfaces, an integrated oven and an extractor fan, a tiled splashback, a stainless steel sink with a drainer and mixer tap, a space and plumbing for a washing machine, an in built pantry cupboard, a wall mounted boiler, a wall mounted radiator, two double glazed windows to the rear elevation and a UPVC door to the garden

FIRST FLOOR

Landing

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

Master Bedroom

The main bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the front elevation

Bedroom Two

The second bedroom has carpeted flooring, a n in built cupboard, a wall mounted radiator and a double glazed window to the rear elevation

Bedroom Three

The third bedroom has carpeted flooring, a wall mounted radiator, an over stairs bulk head and a double glazed window to the front elevation

Bathroom

The bathroom has wood effect flooring, a low level flush W/C, a pedestal wash basin, a P shaped bath with an overhead shower and a screen, part tiled walls, built in storage shelves, a wall mounted radiator, an internal courtesy window and a double glazed courtesy window to the rear elevation

OUTSIDE

Front

To the front of the property on street parking is available


Rear


To the rear of the property is a private enclosed garden with a paved patio area, low maintenance gravelled areas, a lawn, access into an outhouse and fence panelling

DISCLAIMER

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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.

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 40 | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |



Southglade Road, Bestwood Park, Nottinghamshire NG5 5GE



Approx. Gross Internal Area of the Ground floor:
365.97 Sq Ft - 34 Sq M
Approx. Gross Internal Area of the Entire Property:
721.18 Sq Ft - 67 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
355.21 Sq Ft - 33 Sq M
Approx. Gross Internal Area of the Entire Property:
721.18 Sq Ft - 67 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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