

# HoldenCopley

PREPARE TO BE MOVED

Melksham Road, Bestwood, Nottinghamshire NG5 5RW

---

Guide Price £205,000

Melksham Road, Bestwood, Nottinghamshire NG5 5RW



GUIDE PRICE: £205,000 - £220,000

SEMI-DETACHED HOUSE...

We are delighted to present this semi-detached house, perfectly situated in a popular location ideal for a growing family. This property is conveniently close to excellent schools, shops, and a variety of other local amenities, ensuring that all your daily needs are within easy reach. Nature lovers will appreciate the short drive to the beautiful Bestwood Country Park, perfect for weekend walks and outdoor activities. The property benefits from excellent transport links, providing easy access to Nottingham City Centre, Nottingham City Hospital, and surrounding areas. Whether commuting for work or leisure, the connectivity offered here is second to none. The ground floor of this inviting home features an entrance hall that leads into a spacious living room, perfect for relaxing and entertaining. The modern fitted kitchen is designed with functionality in mind, offering ample storage and preparation space. Additionally, the ground floor includes a convenient utility room, providing extra storage and laundry facilities. Moving to the first floor, you will find three well-proportioned bedrooms, each offering comfortable living space for the whole family. The three-piece bathroom suite, ensures a relaxing environment for unwinding after a long day. The exterior of the property to the front is gravelled areas and planted shrubs and bushes and gated access leads to the rear garden. The rear garden features a patio area, ideal for outdoor dining and entertaining. Steps lead down to gravelled sections and planted borders with established plants and bushes, adding a touch of greenery and tranquillity. Another patio area provides additional seating space, and the fenced panelled boundary ensures privacy and security.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Excellent Transport Links
- Must be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has Herringbone flooring, carpeted stairs, a radiator, coving to the ceiling, and a UPVC door providing access into the accommodation.

### Living Room

22'4" x 11'1" (6.81m x 3.38m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a TV point, coving to the ceiling, a feature fireplace, space for a dining table, carpeted flooring, and sliding patio doors opening to the rear garden.

### Kitchen

10'10" x 7'9" (3.32m x 2.38m)

The kitchen has a range of fitted base and wall units with a marble-effect worktop, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, ceramic hob, ceramic splashback, an extractor fan, space and plumbing for a washing machine, recessed spotlights, a vertical radiator, Herringbone flooring, two UPVC double glazed window to the rear and side elevation, and open access into the utility room.

### Utility Room

5'6" x 5'0" (1.68m x 1.53m)

The utility room has Herringbone flooring, in-built cupboards, an under stairs cupboard, recessed spotlights, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, an in-built cupboard, access into the loft via a pull-down ladder, and access to the first floor accommodation.

### Bedroom One

11'7" x 10'1" (3.55m x 3.09m)

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

### Bedroom Two

11'1" x 10'5" (3.38m x 3.19m)

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

### Bedroom Three

11'8" x 5'8" (3.57m x 1.74m)

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

### Bathroom

7'8" x 6'11" (2.35m x 2.11m)

The bathroom has two UPVC double glazed obscure windows to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a 'L' shaped panelled bath with a wall-mounted shower fixture with a rainfall and handheld shower head and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property are gravelled areas with planted scrubs and bushes, and gated access to the rear garden.

### Rear

To the rear of the property is a patio area, steps down to gravelled areas, plates borders with established plants and bushes, a further patio area, and a 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.

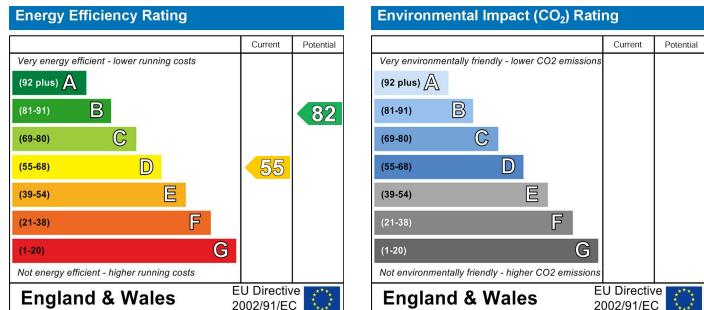
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.





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.  
© HoldenCopley

**0115 8969 800**  
26 High Street, Arnold, Nottinghamshire, NG5 7DZ  
[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://www.holdencopley.co.uk)