

HoldenCopley

PREPARE TO BE MOVED

Chippenham Road, Bestwood Park, Nottinghamshire NG5 5SS

£210,000

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IDEAL FOR FIRST TIME BUYERS...

This three-bedroom end-terrace home is perfect for first-time buyers looking to step onto the property ladder. Situated in a well-connected location, the property offers easy access to a range of local amenities, including Bestwood Country Park, shops, excellent transport links, and great schools. Upon entering, you are welcomed into a hallway leading to a spacious lounge-diner, where double French doors open out to the rear garden, creating a light and airy living space. The modern fitted kitchen offers ample storage and workspace, complemented by a separate utility room for added convenience. The first floor hosts three well-proportioned bedrooms, two of which benefit from built-in wardrobes, providing practical storage solutions. A two-piece bathroom suite is accompanied by a separate W/C, adding functionality for busy households. Externally, the property features a driveway and a front garden with a neatly maintained lawn. To the rear, a private south-facing garden provides the perfect outdoor retreat, boasting a patio seating area, a lawn, a shed, and a greenhouse. A garage offers additional storage or secure parking. Offering a convenient location, this home is an excellent opportunity for first-time buyers seeking comfort, space, and accessibility.

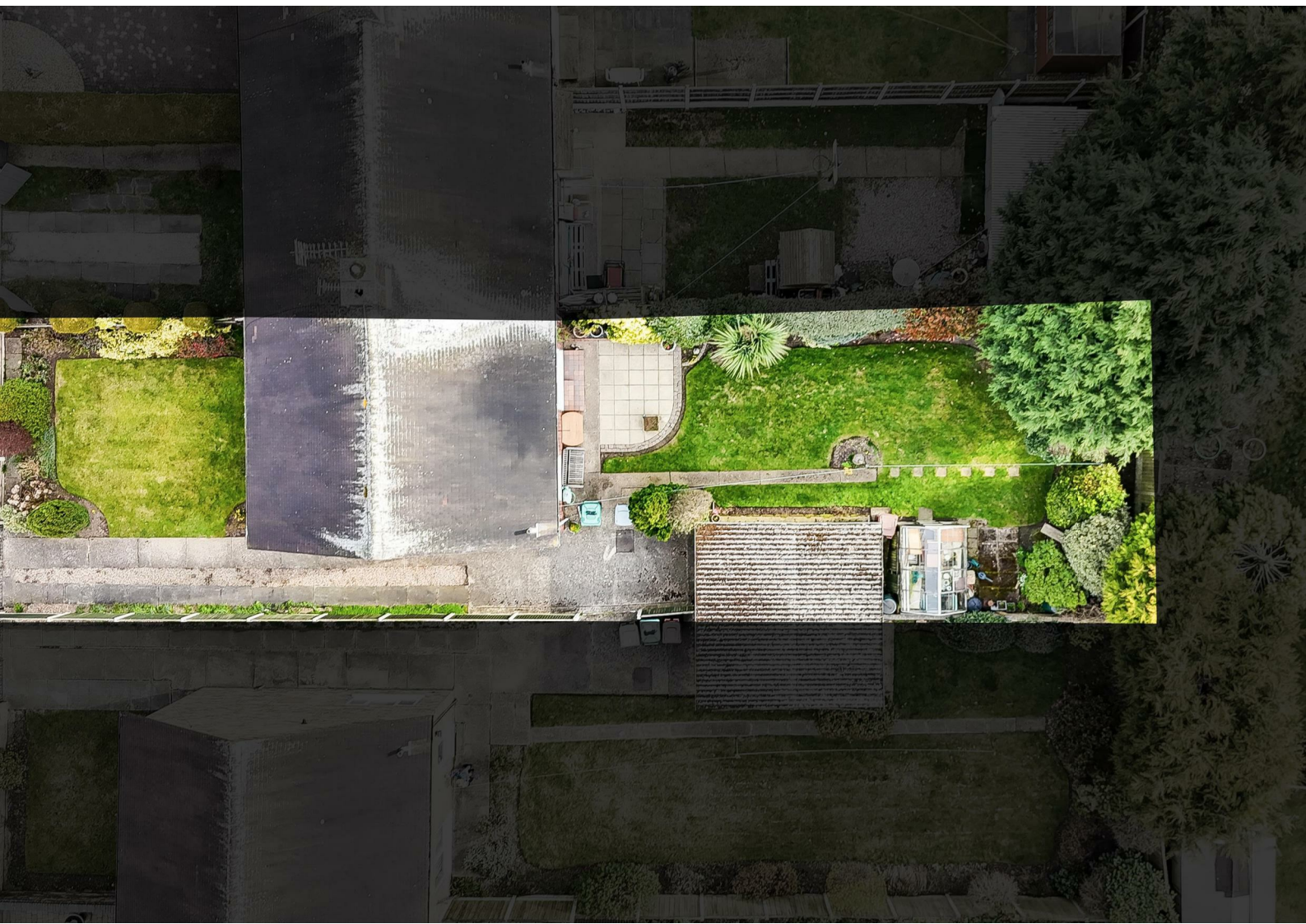
MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen & Utility Room
- Two Piece Bathroom Suite & Separate W/C
- Off-Road Parking & Garage
- Private South-Facing Garden
- Well-Connected Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hallway

7'1" x 3'9" (2.16 x 1.15)

The hallway has carpeted flooring and stairs, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

Lounge-Diner

22'4" x 11'1" (6.83 x 3.40)

The lounge-diner has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround and UPVC double French doors providing access out to the garden.

Kitchen

10'11" x 7'10" (3.34 x 2.39)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a dado rail, a radiator and UPVC double-glazed windows to the side and rear elevations.

Utility Room

6'9" x 5'6" (2.06 x 1.70)

The utility room has fitted floor to ceiling storage cupboards, space for a fridge-freezer, a built-in cupboard, tiled flooring and a single door providing side access.

FIRST FLOOR

Landing

9'8" x 3'2" (2.95 x 0.97)

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

Master Bedroom

11'5" x 10'1" (3.49 x 3.09)

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

Bedroom Two

11'1" x 8'11" (3.40 x 2.73)

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

Bedroom Three

11'5" x 5'8" (3.48 x 1.74)

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

Bathroom

7'2" x 4'10" (2.20 x 1.49)

The bathroom has a wash basin, a fitted bath with a shower, a radiator, partially tiled walls, coving and a UPVC double-glazed obscure window to the rear elevation.

W/C

7'3" x 2'8" (2.22 x 0.83)

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

OUTSIDE

Front

To the front there are double iron gates providing access to the driveway and a garden with a lawn and mature shrubs.

Rear

To the rear is a garage and a private south-facing garden with a patio, a lawn, mature shrubs, a shed and a greenhouse.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

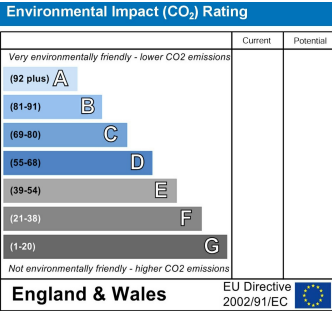
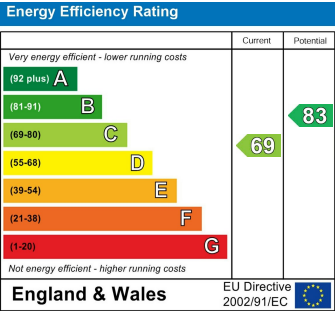
The vendor has advised the following:

Property Tenure is Freehold

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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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