

HoldenCopley

PREPARE TO BE MOVED

Page Avenue, Bestwood, Nottinghamshire NG5 5UP

Guide Price £160,000 - £165,000



GUIDE PRICE: £160,000 - £165,000

NO UPWARD CHAIN...

This three bedroom link-detached house would be the ideal starter home for any first time buyers or growing family as the property is well presented throughout and ready to move straight in! Situated in a quiet cul-de-sac location within reach of various schools, local amenities, the City Hospital and excellent transport links into the City Centre. To the ground floor is an entrance hall, a spacious living room, a W/C and a modern kitchen diner. The first floor offers two double bedrooms and a single bedroom serviced by a shower room suite. Outside to the rear is a well maintained private garden complete with a single garage and a driveway for off road parking.

MUST BE VIEWED





- Link-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Ground Floor W/C
- Shower Room Suite
- Well Presented
- Lovely Rear Garden
- Garage & Driveway
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

6'5" x 3'2" (1.98l x 0.974)

The entrance hall has laminate flooring, a radiator, a UPVC double glazed window to the side elevation and a composite front door providing access into the accommodation

W/C

This space has a low level flush W/C, a wash basin with a base storage, laminate flooring, tiled splash back and a UPVC double glazed obscure window to the front elevation

Living Room

15'5" x 11'5" (4.7 x 3.5)

The living room has a UPVC double glazed window to the front elevation, laminate flooring, a TV point, a feature fireplace and a radiator

Kitchen/Diner

14'5" x 8'2" (4.4 x 2.5)

The kitchen diner has a range of fitted base and wall units with wood effect worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with a four ring gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, tile effect and carpeted flooring, tiled splashback, space for a dining table, a radiator, an under stair pantry cupboard, a UPVC double glazed window to the rear elevation and double French doors to the rear garden

FIRST FLOOR

Landing

5'8" x 8'2" (1.74l x 2.504)

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

Bedroom One

13'3" x 8'5" (4.05 x 2.58)

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

Bedroom Two

10'5" x 8'6" (3.2 x 2.6)

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

Bedroom Three

7'1" x 5'6" (2.17 x 1.7)

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

Bathroom

6'1" x 5'6" (1.86 x 1.69)

The bathroom has a low level flush W/C, a vanity unit wash basin with a rolled edge worktops and a base cupboard, a corner fitted shower enclosure with a mains-fed shower, a radiator, tiled flooring, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

To the rear of the property is a private enclosed tiered garden with a paved patio area and steps up to a lawn, a range of plants and shrubs, a shed, fence panelling and courtesy lighting along with a single garage behind with off road parking

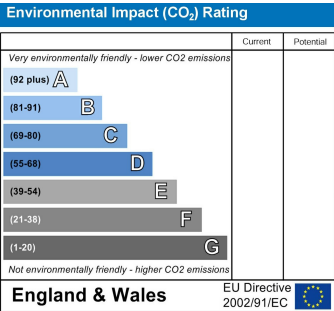
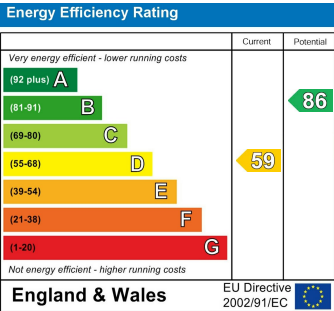
Garage

The garage has lighting, electricity and a driveway in front

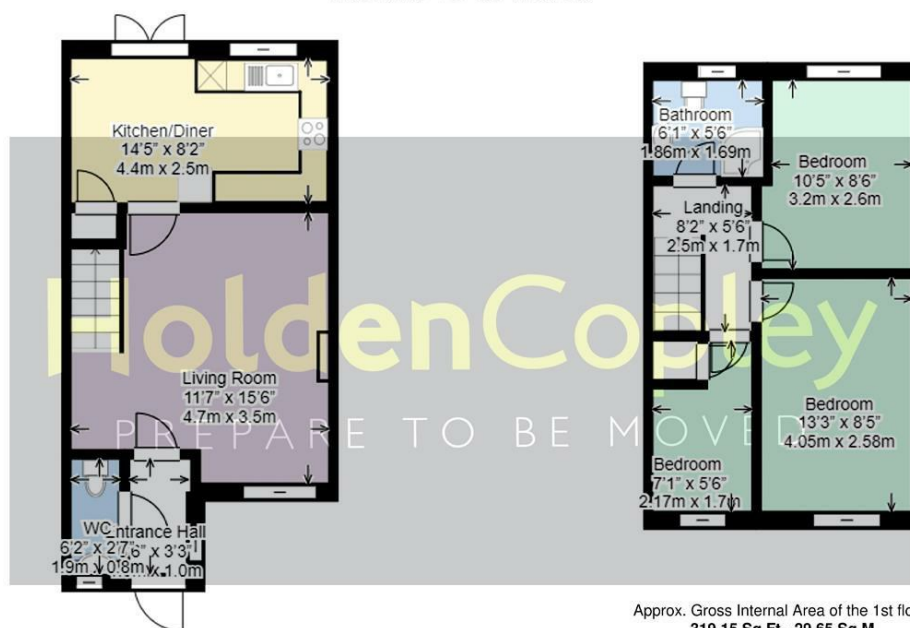
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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Approx. Gross Internal Area of the Ground floor:
345.74 Sq Ft - 32.12 Sq M
Approx. Gross Internal Area of the Entire Property:
664.89 Sq Ft - 61.77 Sq M

Approx. Gross Internal Area of the 1st floor:
319.15 Sq Ft - 29.65 Sq M
Approx. Gross Internal Area of the Entire Property:
664.89 Sq Ft - 61.77 Sq M

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