

HoldenCopley

PREPARE TO BE MOVED

Leybourne Drive, Bestwood, Nottinghamshire NG5 5GL

Guide Price £150,000

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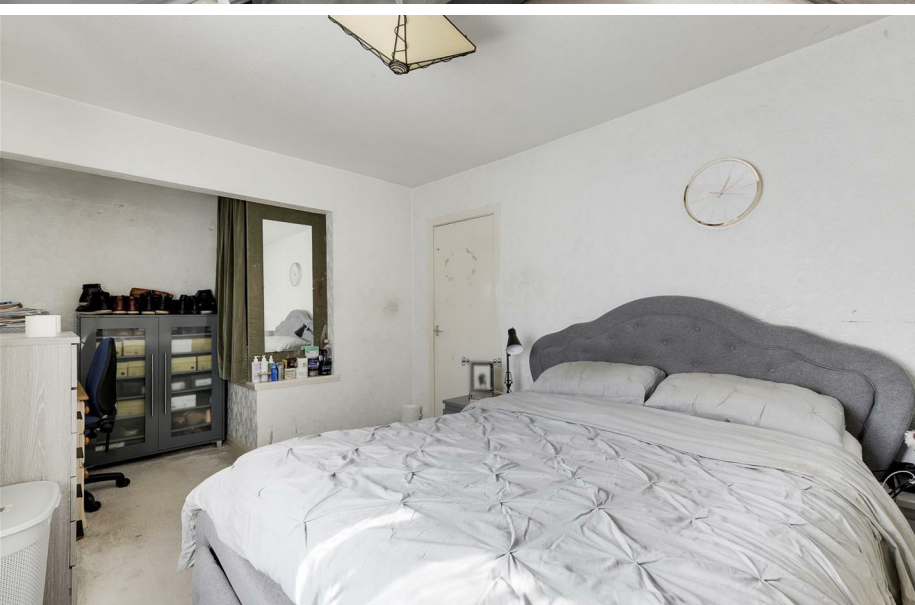
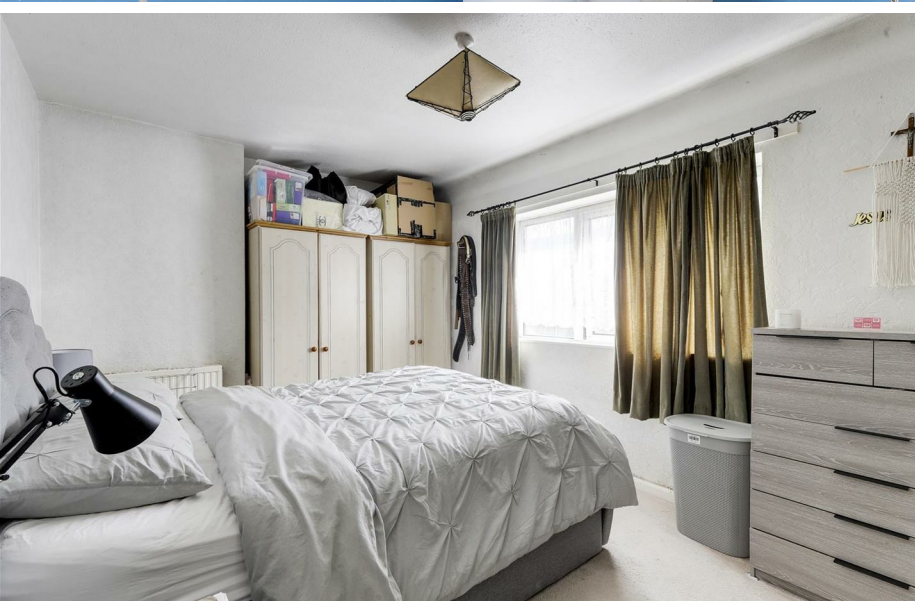
GUIDE PRICE £150,000 - £160,000

GREAT OPPORTUNITY...

This three-bedroom semi-detached house offers an excellent opportunity for a wide range of buyers, including first-time purchasers, growing families, and investors. Ideally situated in a convenient location, the property is within close proximity to a variety of local amenities such as shops, schools, and transport links. Upon entering, you are welcomed by an entrance hall that leads into the living room, perfect for relaxing or entertaining. The ground floor also features a fitted kitchen equipped to cater to your daily culinary needs, as well as a three-piece bathroom suite for added convenience. Upstairs, the property offers two double bedrooms and a comfortable single bedroom. Externally, the front of the property boasts a driveway offering off-road parking and access to a garage, alongside a lawned garden. The rear garden features a lawn and a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay Fronted Reception Room
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Great Opportunity
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'9" x 4'3" (1.77 x 1.30)

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation.

Living Room

14'8" x 11'0" (4.48 x 3.37)

The living room has carpeted flooring, a radiator, a mantelpiece and a UPVC double-glazed bay window to the front elevation.

Kitchen

11'6" x 8'2" (3.53 x 2.50)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space for a cooker, washing machine, a wall-mounted boiler, partially tiled walls, an in-built storage cupboard, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

Rear Hall

3'2" x 2'7" (0.98 x 0.81)

The hall has vinyl flooring and a single UPVC door providing access to the rear garden.

Bathroom

8'2" x 5'9" (2.51 x 1.77)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partilly tiled walls, a radiator, vinyl flooring, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

4'0" x 2'9" (1.24 x 0.85)

The landing has carpeted flooring, a window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

17'10" x 9'8" (5.46 x 2.95)

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

Bedroom Two

9'10" x 9'7" (3.00 x 2.93)

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

Bedroom Three

7'10" x 6'7" (2.41 x 2.03)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage and rear garden, a lawn, and hedge border boundaries.

Rear

to the rear of the property is an enclosed garden with a concrete patio area, steps leading down the lawn, fence panelling and hedge border boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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 – The garage has asbestos

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.

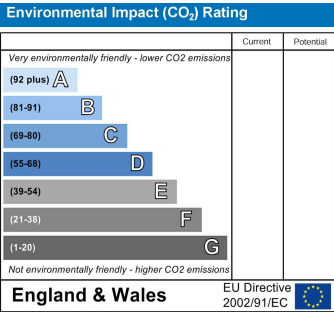
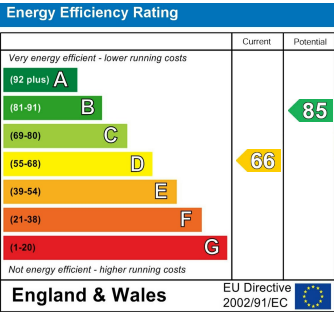
The vendor has advised the following:

Property Tenure is Freehold

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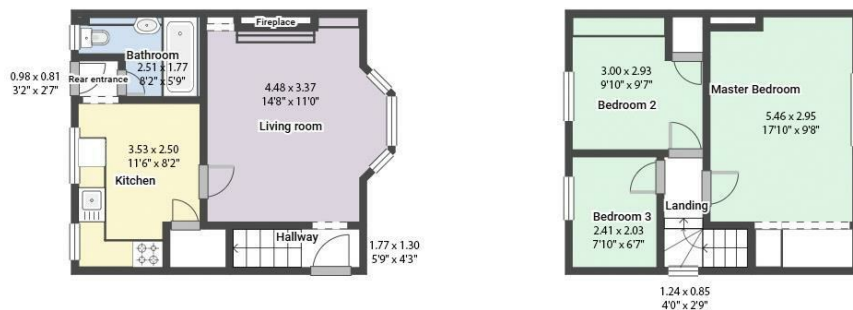
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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