

# HoldenCopley

PREPARE TO BE MOVED

Gainsford Crescent, Bestwood, Nottinghamshire NG5 5HT

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Guide Price £160,000

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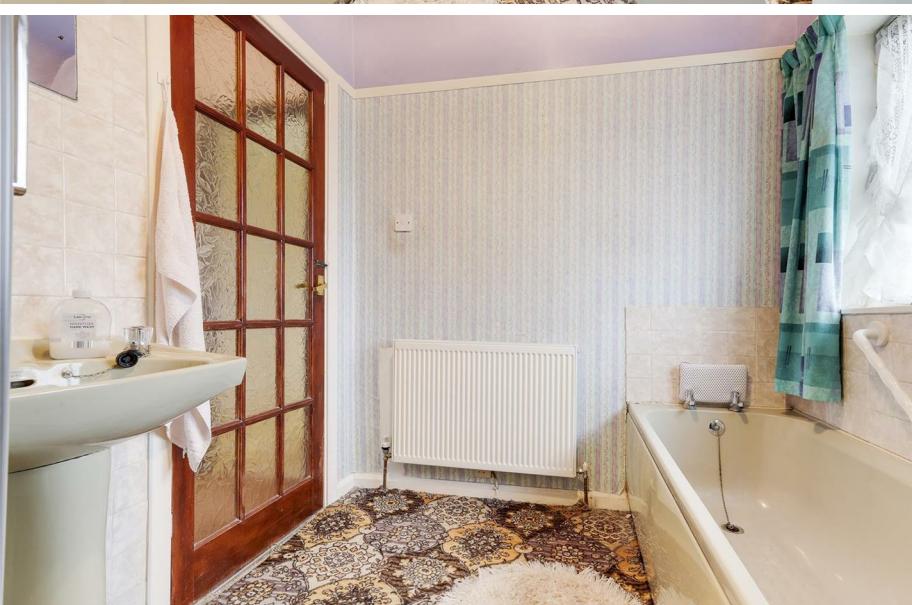
NO UPWARD CHAIN...

GUIDE PRICE - £160,000 - £170,000

This spacious two-bedroom semi-detached home, offered with no upward chain, provides an excellent opportunity for buyers looking to make their mark on a property. Ideally located within easy reach of Nottingham City Hospital, local shops, schools, and excellent transport links, this house is perfect for a range of buyers. Upon entering, the welcoming hallway leads into a bright and airy living room, complete with a bay window to the front. The fitted kitchen provides access to the rear garden and is accompanied by a convenient ground-floor W/C. Upstairs, the property offers two bedrooms and a four-piece bathroom suite, ensuring plenty of space and comfort. The front of the property features a well-maintained lawn with a planted border, a driveway for off-road parking, and access to a garage with double doors and ample storage space. Gated access leads to the rear, where you will find an enclosed garden with a patio area, a lawn, and a variety of mature shrubs and bushes, offering a private and tranquil outdoor space.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Garage & Driveway
- No Upward Chain
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Hallway

4'2" x 3'3" (1.28 x 1.00)

The hall has carpeted flooring, a radiator, wooden beams to the ceiling, and a UPVC door providing access into the accommodation.

### Living Room

14'7" x 12'11" (4.45 x 3.96)

The living room has a double glazed bay window to the front elevation, a radiator, a feature fireplace with a stone-effect surround, a TV point, coving to the ceiling, and carpeted flooring.

### Kitchen

17'10" x 8'3" (5.46 x 2.53)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge freezer, a wall-mounted boiler, an in-built cupboard, wooden beams to the ceiling, tiled splashback, vinyl flooring, a double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

### W/C

4'0" x 2'9" (1.23 x 0.84)

This space has a double glazed obscure window to the rear elevation, a low level flush W/C, and tiled flooring.

## FIRST FLOOR

### Landing

4'4" x 2'8" (1.34 x 0.82)

The landing has a double glazed window to the side elevation, wooden beams to the ceiling, carpeted flooring, and access to the first floor accommodation.

### Master Bedroom

14'6" x 9'7" (4.43 x 2.93)

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

### Bedroom Two

9'10" x 9'5" (3.02 x 2.89)

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

### Bathroom

8'1" x 6'9" (2.48 x 2.07)

The bathroom has a double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, a picture rail, partially tiled walls, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, planted border, a driveway with access to the garage, and gated access to the rear garden.

### Garage

The garage has ample storage space, and double doors opening to the driveway.

### Rear

To the rear of the property is an enclosed garden with a patio, a lawn, various planted shrubs and bushes, and gated access.

## 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 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Seawage – 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

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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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