

# HoldenCopley

PREPARE TO BE MOVED

Winterton Rise, Bestwood, Nottinghamshire NG5 5NR

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Guide Price £100,000



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GUIDE PRICE: £100,000 - £105,000

### LOOKING FOR A PROJECT?

Then your search will end here!

This three bedroom semi detached house would benefit from some internal updating and TLC.

The property is a good size and sits on a great sized plot in a popular location.

To the ground floor there is a lounge diner along with a kitchen and utility room.

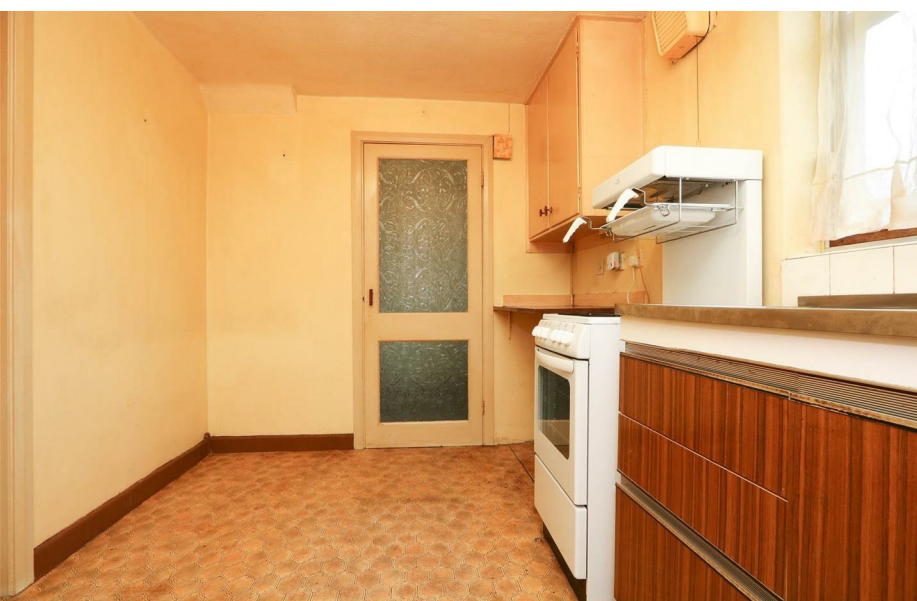
To the first floor there are three good sized bedrooms along with a bathroom and separate WC.

Outside there is generous sized garden.

NO UPWARD CHAIN!







- Semi Detached
- Three Bedrooms
- Lounge Diner
- Utility
- Plenty Of Potential
- Updating Required
- Good Investment
- Popular Location
- Priced To Sell
- No Upward Chain











ACCOMMODATION

Ground Floor:

Entrance Hall

The hall has a radiator, storage cupboard and provides access to the ground floor accommodation

Living Room

22'7" x 11'5" (6.90 x 3.50)

The living room has two windows, a radiator and a gas fire

Kitchen

10'9" x 7'10" (3.30 x 2.40)

The kitchen has a range of units, space for a cooker, a pantry, two windows and a radiator

Utility

6'10" x 4'11" (2.10 x 1.50)

The utility has space for appliances and a UPVC door leading to the rear

First Floor:

Landing

The landing has loft access, a storage cupboard and provides access to the first floor accommodation

Master Bedroom

11'5" x 11'1" (3.50 x 3.40)

The main bedroom has a window and a storage cupboard

Bedroom Two

11'1" x 10'9" (3.40 x 3.30)

The second bedroom has a window and a radiator

Bedroom Three

11'5" x 4'11" (3.50 x 1.50)

The third bedroom has a window and a storage cupboard

Bathroom

7'2" x 4'11" (2.20 x 1.50)

The bathroom has a bath, hand basin, a radiator and a double glazed window

WC

7'2" x 2'11" (2.20 x 0.90)

This space has a low level flush WC and a window

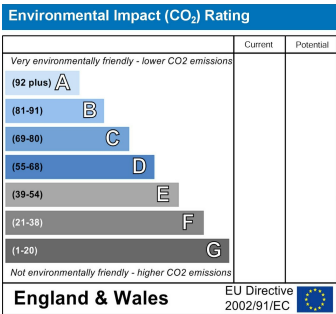
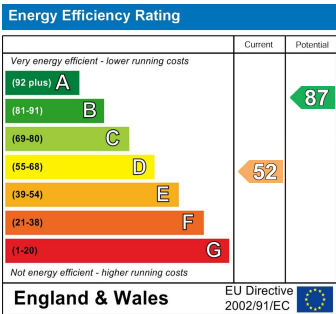
Outside:

Front

To the front of the property there is a lawned garden and a range of plants and shrubs

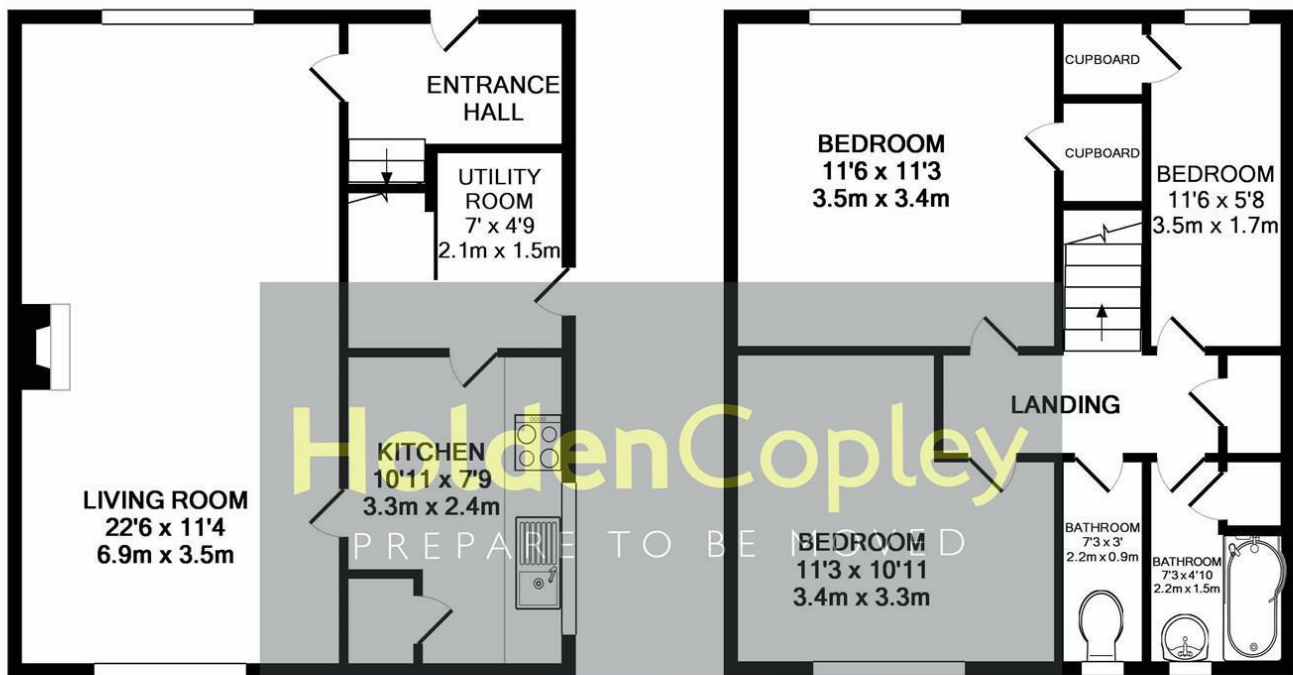
Rear

To the rear of the property there is an enclosed garden mainly laid to lawn





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GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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