

# HoldenCopley

PREPARE TO BE MOVED

Bestwood Road, Bestwood Village, Nottinghamshire NG6 8ZW

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Guide Price £190,000 - £210,000

Bestwood Road, Bestwood Village, Nottinghamshire NG6 8ZW





GUIDE PRICE £190,000 - £200,000

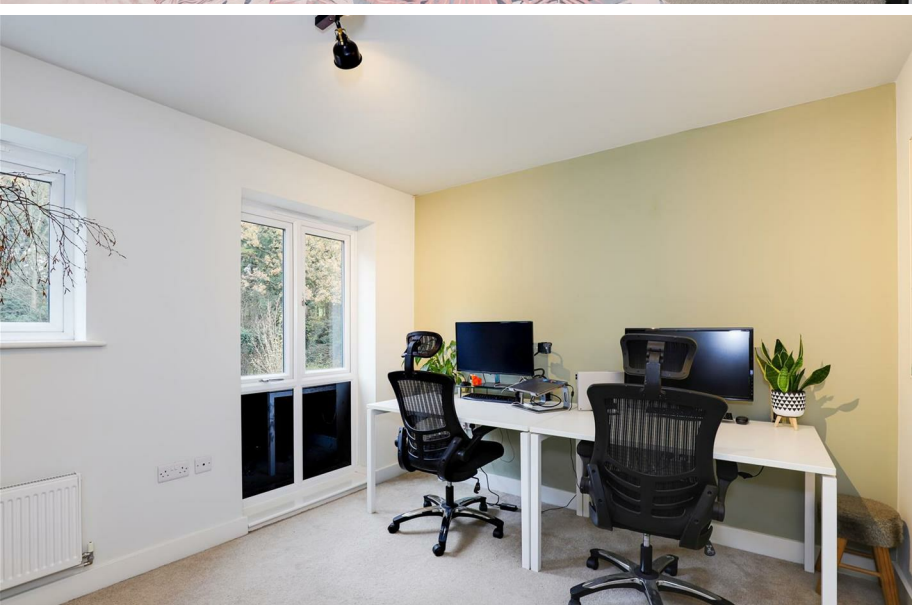
## STUNNING HOME...

This two bedroom semi-detached property is excellently presented throughout and offers spacious open plan living, ideal for any first time buyers looking to get onto the property ladder. Situated just a stones throw away from the Scenic Bestwood country park along with local shops and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, a modern kitchen which is open plan to the lounge with feature patio doors and a ground floor WC. To the first floor of the property are two double bedrooms serviced by a modern three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking, to the rear is a private enclosed garden with a lawn and paved patio area.

MUST BE VIEWED







- Semi-Detached Home
- Two Double Bedrooms
- Open Plan Living
- Modern Kitchen
- Bathroom & Ground Floor WC
- Off Road Parking
- Private Rear Garden
- 7.5 Years Structural Warranty Remaining
- Excellently Presented
- Must Be Viewed











GROUND FLOOR

Hall

10'3" x 3'4" (3.13m x 1.02m)

The entrance hall has Amtico flooring, a radiator, carpeted stairs and a composite door to provide access into the property

Kitchen

6'7" x 15'10" (2.03m x 4.85m)

The kitchen has Amtico flooring, a range of fitted base and wall units with wooden countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, an integrated dishwasher, recessed spotlights, a UPVC double glazed window to the front elevation and is open plan to the living room area

Living Room

10'7" x 13'5" (3.24m x 4.09m)

The living room has Amtico flooring, two radiators, a TV point and UPVC double glazed French doors out to the rear patio area

WC

6'0" x 2'8" (1.83m x 0.83m)

The WC has Amtico flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a radiator, an extractor fan and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

7'0" x 6'7" (2.15m x 2.03m)

The landing has carpeted flooring, a radiator and access to a fully boarded loft

Bedroom One

9'0" x 13'4" (2.75m x 4.07m)

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

Bedroom Two

13'4" x 10'2" (4.08m x 3.10m)

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

Bathroom

7'0" x 6'3" (2.14m x 1.92m)

The bathroom has tiled flooring, a low level flush WC, a wall mounted wash basin with stainless steel taps, a

panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls, recessed spotlights, an extractor fan and a chrome heated towel rail

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking and courtesy lighting

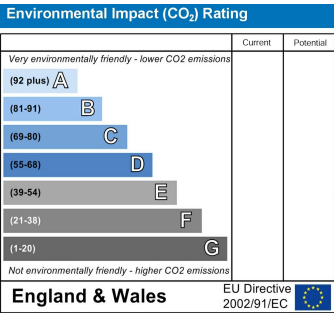
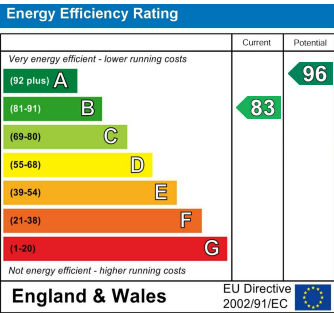
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, courtesy lighting and panelled fencing

DISCLAIMER

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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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