

HoldenCopley

PREPARE TO BE MOVED

Bestwood Road, Bestwood Park, Nottinghamshire NG6 8ZW

Guide Price £240,000 - £250,000

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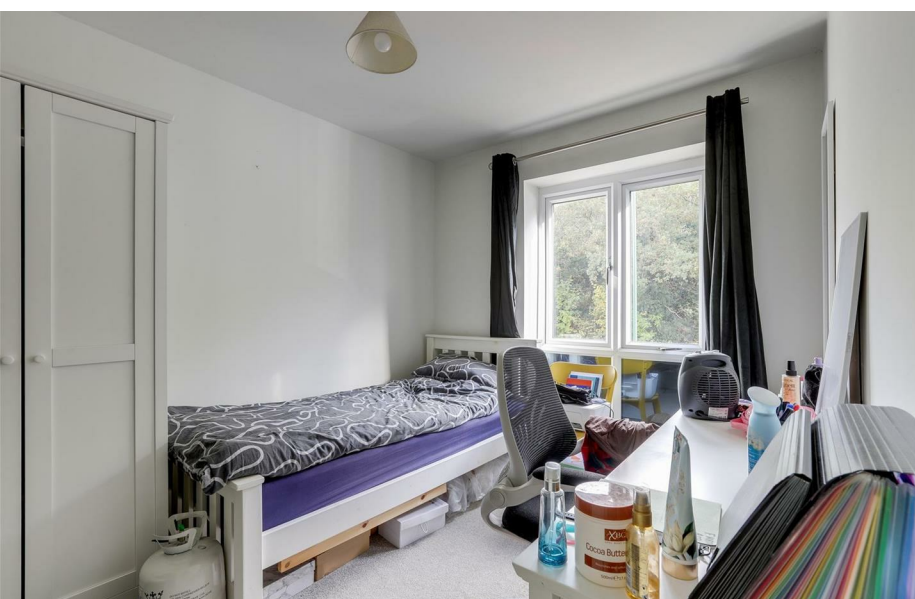
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WELL-PRESENTED FAMILY HOME...

This modern three-bedroom semi-detached house is well presented throughout and would make the ideal purchase for a range of buyers — whether you're a first-time buyer, growing family, or investor looking for a property with tenants in situ. The home can also be sold with vacant possession, offering flexibility to suit your needs. Situated in a well-connected location, the property benefits from easy access to a range of local amenities, shops, great schools, and Bestwood Country Park — perfect for families and outdoor enthusiasts. There are also convenient transport links nearby providing easy access into Nottingham City Centre and surrounding areas. To the ground floor, the accommodation comprises a spacious reception room, a modern fitted kitchen-diner complete with integrated appliances and French doors opening out to the rear garden, along with a useful downstairs W/C. Upstairs, the first floor hosts three well-proportioned bedrooms, including a master bedroom with an en-suite, a contemporary three-piece family bathroom, and access to a loft for additional storage. Outside, the property stands behind a driveway providing off-street parking for two vehicles, complete with CCTV for added security. To the rear is a private, enclosed garden featuring a raised paved patio seating area and a well-maintained lawn — ideal for relaxing or entertaining during the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Spacious Reception Room
- Ground Floor W/C
- Stylish Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Tiered Rear Garden
- Convenient Location
- Well Presented Throughout





GROUND FLOOR

Entrance

4*3" x 3*10" (1.32m x 1.19m)

The entrance has wood-effect flooring, a radiator and a single composite door providing access into the accommodation.

W/C

5*0" x 3*2" (1.53m x 0.98m)

This space has a low level flush W/C, a wash basin with a tiled splashback, wood-effect flooring, a radiator and an extractor fan.

Living Room

16*4" x 16*1" (max) (4.99m x 4.92m (max))

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator and recessed spotlights.

Kitchen-Diner

16*2" x 10*6" (max) (4.93m x 3.22m (max))

The kitchen-diner has a range of fitted gloss base and wall units with worktops, an integrated oven, fridge-freezer and washer/dryer, a stainless steel sink and a half with a drainer, a gas hob with an extractor hood, wood-effect flooring, space for a dining table, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7*5" x 6*10" (2.27m x 2.09m)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12*7" x 10*10" (max) (3.84m x 3.32m (max))

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

8*1" x 3*3" (2.48m x 1.00m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10*5" x 8*5" (max) (3.19m x 2.58m (max))

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

Bedroom Three

7*5" x 6*11" (2.27m x 2.12m)

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

Bathroom

8*4" x 6*0" (2.56m x 1.84m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway for two vehicles, wall-mounted CCTV camera's, courtesy lighting and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a raised paved patio seating area, a lawn, mature trees and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – 3G, 4G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction - No
- Any Legal Restrictions – No
- Other Material Issues – No
- Additional information - Situated within a protected greenbelt area

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C
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.

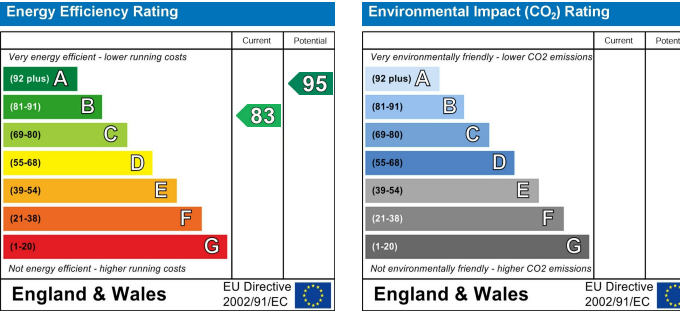
The vendor has advised the following:
Property Tenure is Freehold

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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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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