

HoldenCopley

PREPARE TO BE MOVED

Beeston Court, Bulwell, Nottinghamshire NG6 9LS

Guide Price £200,000

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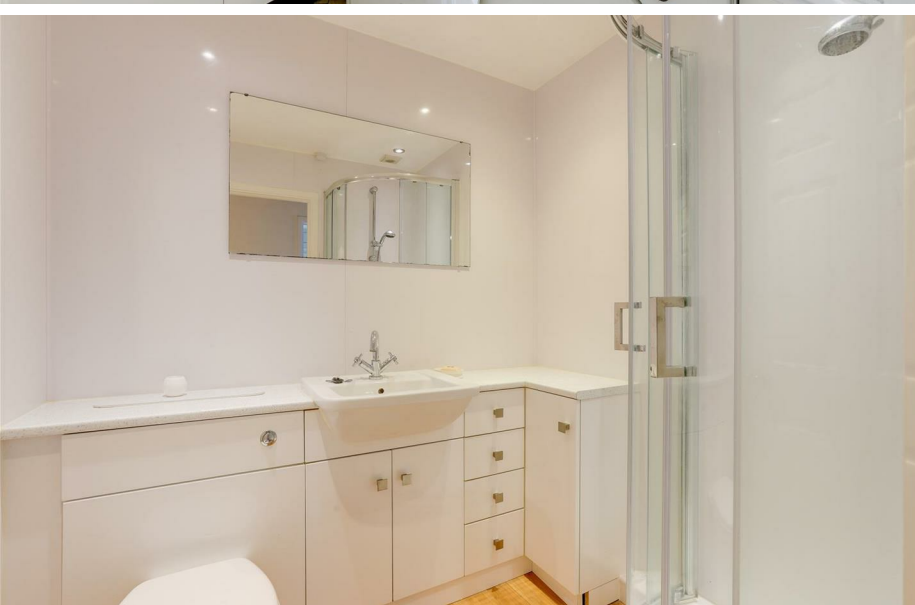
GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

This well-presented detached bungalow is ideally located within a well-connected and popular area, offering easy access to a range of local amenities, transport links, and scenic open spaces. Benefitting from spacious accommodation throughout and being sold with no upward chain, this property would make the perfect purchase for anyone looking to downsize or find single-storey living. Internally, the accommodation comprises an entrance hall, a generously sized living room that flows into a dining area with a Velux window, and a fitted kitchen, along with a separate utility room for added convenience. The property also benefits from two double bedrooms, including a large master bedroom with fitted wardrobes, and a modern three-piece shower room suite. Outside, to the front of the property is a block-paved driveway providing off-street parking and access to the garage with power and lighting. To the rear is a private enclosed garden featuring a paved seating area, a lawn, mature planting, and fenced and brick-walled boundaries – perfect for enjoying summer evenings or relaxing in a peaceful setting.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three Piece Shower Room Suite
- Driveway & Garage
- Private Enclosed Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'1" x 2'6" (1.57m x 0.78m)

The entrance hall has carpeted flooring, a fitted storage cupboard, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the property.

Living Room

16'1" x 10'9" (max) (4.92m x 3.30m (max))

The living room has two radiators, a fireplace, coving to the ceiling, two UPVC double-glazed windows to the front and side elevation, and open access into the dining room.

Dining Room

14'2" x 8'8" (4.33m x 2.65m)

The dining room has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, coving to the ceiling, and a Velux window.

Corridor

10'9" x 8'9" (max) (3.30m x 2.69m (max))

The corridor has wood-effect flooring and access to the loft.

Kitchen

11'4" x 7'7" (max) (3.47m x 2.32m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven, an integrated electric hob, tiled flooring and walls, a UPVC double-glazed window to the side elevation, and a UPVC door providing side access.

Shower Room

6'4" x 5'4" (1.94m x 1.63m)

The shower room has a concealed low level flush W/C, a countertop wash basin with a swan neck mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, waterproof panelled walls, a chome heated towel rail, recessed spotlights, and an extractor fan.

Master Bedroom

16'1" x 11'1" (max) (4.91m x 3.39m (max))

The main bedroom has two radiators, fitted wardrobes and overhead cupboards, an archway, coving to the ceiling, and two UPVC double-glazed windows to the rear elevation.

Bedroom Two

14'11" x 8'7" (4.57m x 2.63m)

The second bedroom has carpeted flooring, a radiator, a built-in storage cupboard, access to the utility room, coving to the ceiling, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Utility Room

8'7" x 4'10" (2.62m x 1.48m)

The utility room has fitted base and wall units, a stainless steel sink with two drainers, space and plumbing for a washing machine, tiled flooring and walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-street parking and access to the garage, planted areas, gated access to the rear, and brick wall boundaries.

Garage

18'11" x 11'5" (max) (5.78m x 3.50m (max))

The garage has lighting, electricity, and an electric garage door.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a raised stone planter, a lawn, a shed, planted borders, and boundaries made up of fence panelling, brick wall and hedges.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

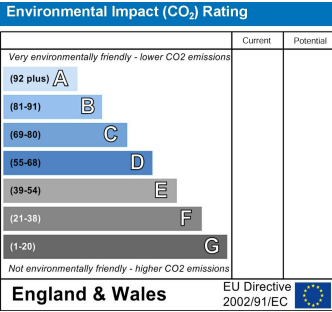
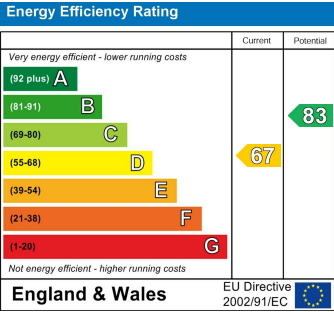
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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 licence 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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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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