

# HoldenCopley

PREPARE TO BE MOVED

Manville Close, Beechdale, Nottinghamshire NG8 3LP

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Offers Over £200,000



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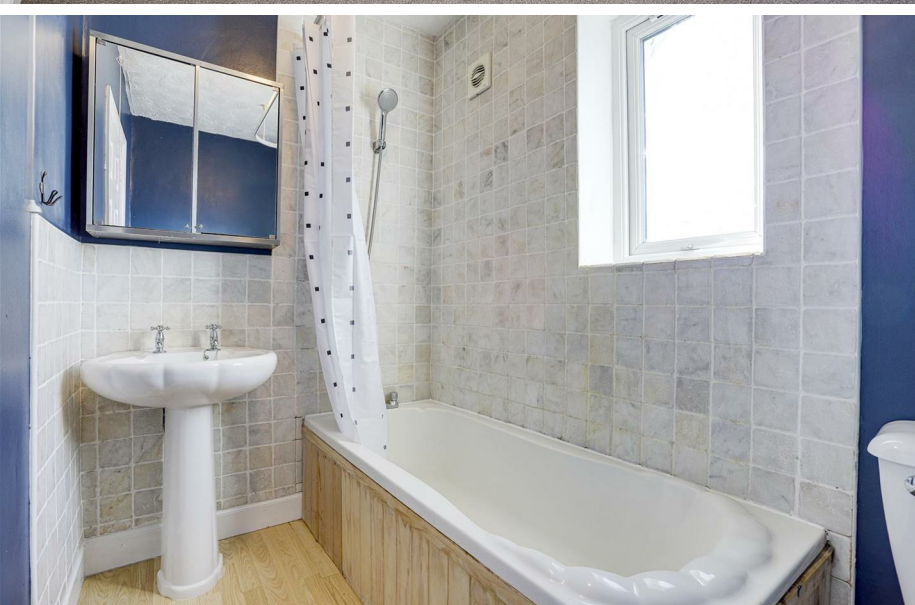
## IDEAL FOR FIRST TIME BUYERS...

This three-bedroom end-terrace property is the perfect purchase for a range of buyers, including first-time buyers, investors, or families looking for a home ready to move straight into. Situated in the popular Beechdale area, the property is within close proximity to local amenities, schools, transport links, and easy access into Nottingham City Centre. Internally, the accommodation comprises an entrance hall, a bay-fronted living room, and a modern fitted kitchen complete with a pantry and access to the rear garden. The first floor carries three good-sized bedrooms serviced by a three-piece bathroom suite. Outside to the front is a block-paved driveway providing off-street parking, while to the rear is a south facing private enclosed garden with a decked seating area, a lawn, and mature borders — ideal for families or entertaining guests during the warmer months.

## MUST BE VIEWED







- End Terrace Property
- Three Bedrooms
- Bay Fronted Living Room
- Well-Presented Fitted Kitchen
- Pantry
- Three Piece Bathroom Suite
- Off-Street Parking
- South Facing Garden
- Ideal First Time Buy
- Must Be Viewed











GROUND FLOOR

Entrance Hall

12\*8" x 5\*4" (3.87m x 1.63m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an understairs storage cupboard, a UPVC double-glazed window to the side elevation, and a single door leading into the accommodation.

Living Room

16\*2" x 11\*5" (4.95m x 3.48m)

The living room has carpeted flooring, a recessed chimney breast alcove with a wood-effect hearth and decorative surround, a radiator, and a UPVC double-glazed bay window to the front elevation.

Kitchen

14\*2" x 7\*10" (4.34m x 2.41m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and a drainer, an integrated oven and electric hob with a concealed extractor fan, space and plumbing for a washing machine and dishwasher, a radiator, a pantry with a stone plinth, a built-in storage cupboard, tiled flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a single door leading out to the rear garden.

FIRST FLOOR

Landing

7\*10" x 5\*11" (2.40m x 1.81m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

10\*11" x 10\*7" (3.33m x 3.25m)

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

Bedroom Two

10\*11" x 10\*1" (3.33m x 3.07m)

The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9\*1" x 6\*0" (2.79m x 1.83m)

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

Bathroom

7\*10" x 4\*11" (2.40m x 1.52m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, a lawn, gated access to the rear, and hedged boundaries.

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a lawn, mature greenery, a shed, and boundaries made up of hedges and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 1000 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 – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

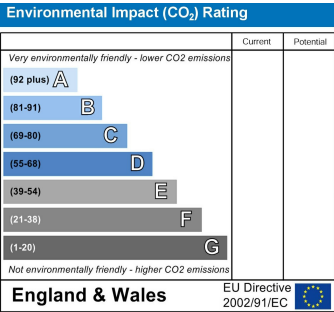
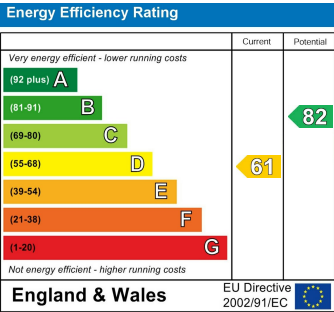
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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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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