

HoldenCopley

PREPARE TO BE MOVED

Bestwood Road, Bestwood Village, Nottinghamshire NG6 8ZW

Guide Price £210,000 - £220,000

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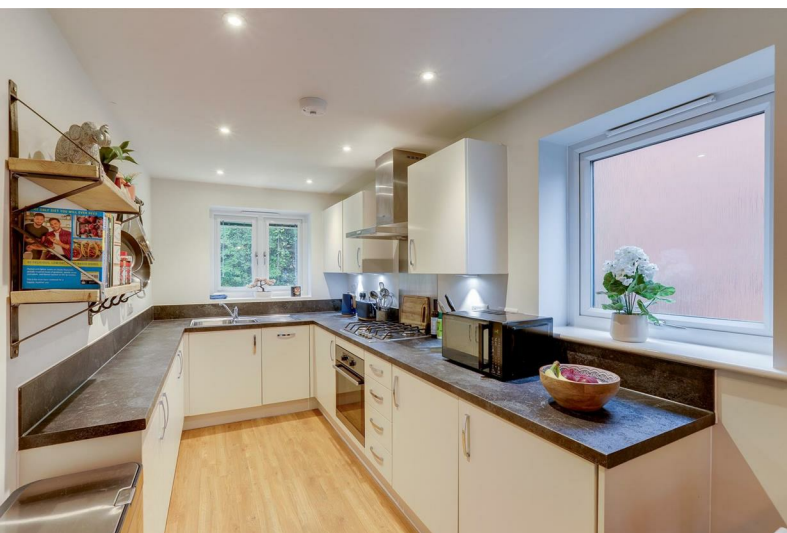


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WELL-PRESENTED HOME...

This well-presented two-bedroom semi-detached home is an excellent choice for first-time buyers. It sits in a popular location close to local amenities, schools, excellent transport links, and the open green spaces of Bestwood Country Park. The ground floor features an entrance hall leading into a modern open-plan kitchen and living area. The kitchen offers plenty of space for everyday cooking as well as a dining area, while the living room is bright and welcoming, with French doors opening onto the rear garden. There is also a convenient ground floor W/C. Upstairs, there are two well-proportioned double bedrooms and a stylish three-piece bathroom suite. Outside, the property benefits from a driveway providing off-road parking for two vehicles and a lawned front garden. To the rear, there is a patio seating area with steps leading down to a lawn, creating a lovely space for relaxing or entertaining.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'3" x 6'6" (max) (3.14m x 1.99m (max))

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

Open-Plan Kitchen & Living Room

26'10" x 13'5" (max) (8.20m x 4.10m (max))

The living room has laminate wood-effect flooring, two radiators, two full-height UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob, extractor fan, dishwasher, washing machine & fridge freezer, laminate wood-effect flooring, a radiator, recessed spotlights, an in-built cupboard and two UPVC double-glazed windows to the front and side elevation.

W/C

6'1" x 2'9" (1.87m x 0.85m)

This space has a low level dual flush W/C, a pedestal wash basin, a tiled splashback, a radiator, laminate wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

8'1" x 6'9" (max) (2.47m x 2.07m (max))

The landing has carpeted flooring, a radiator, access to the loft and access to the first floor accommodation.

Master Bedroom

13'5" x 10'6" (4.11m x 3.21m)

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

Bedroom Two

13'5" x 10'2" (max) (4.10m x 3.10m (max))

The second bedroom has laminate wood-effect flooring, a radiator, an in-built cupboard and two UPVC double-glazed windows to the front elevation.

Bathroom

7'0" x 6'3" (2.14m x 1.93m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a lawn with shrubs and courtesy lighting.

Rear

To the rear is an enclosed garden with a paved patio area, steps leading down to the lawn, a wall-mounted awning and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

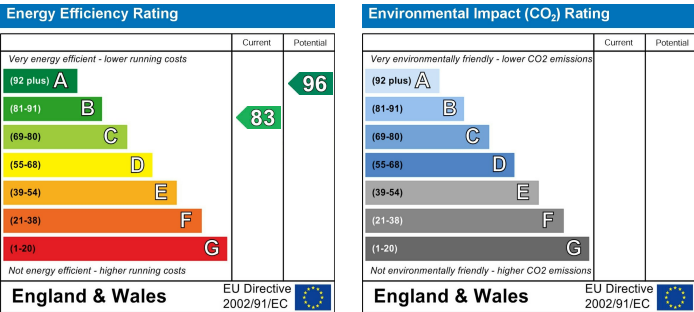
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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.

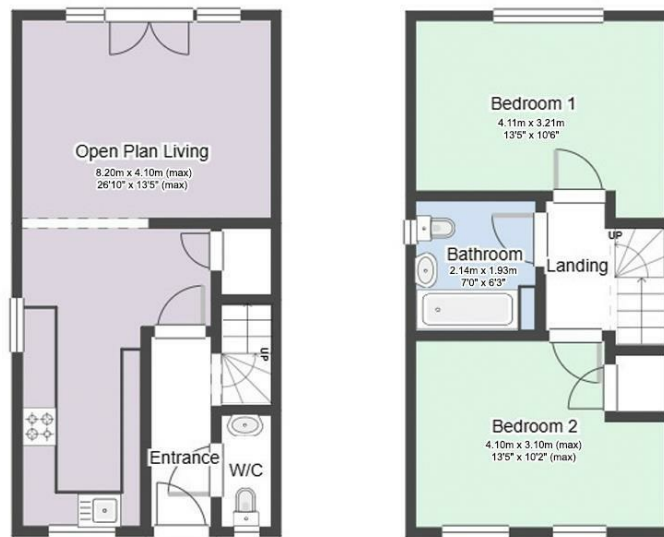
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Phone Signal – Good coverage of Voice, 4G & some coverage of 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- 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



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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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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