

# HoldenCopley

PREPARE TO BE MOVED

Hill Road, Bestwood Village, Nottinghamshire NG6 8TJ

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Asking Price £170,000



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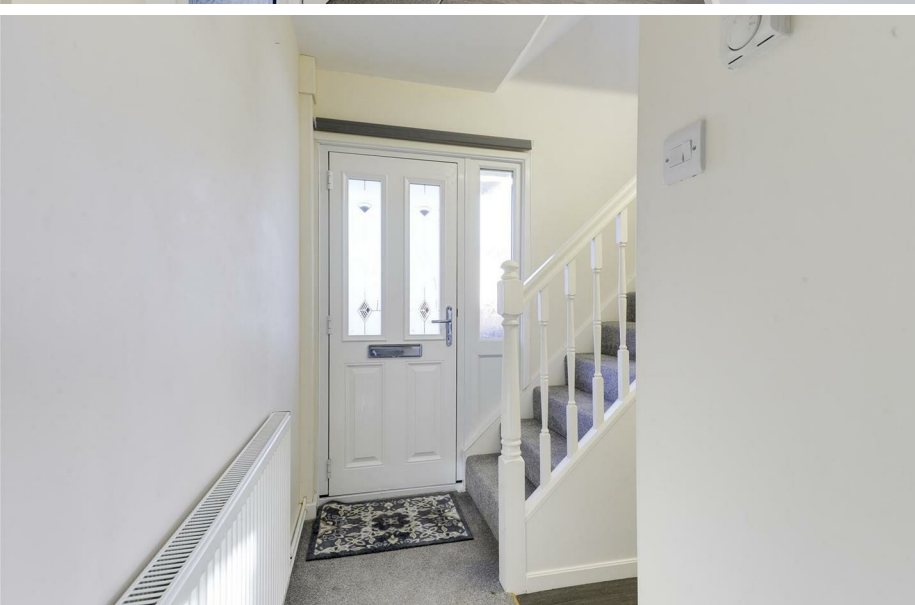


## NO UPWARD CHAIN...

This three-bedroom semi-detached house offers a great opportunity for a range of buyers and comes to the market with no upward chain. The location is a real highlight, sitting just a short distance from the serene Bestwood Country Park Mill Lakes and within easy reach of shops, schools, amenities, and excellent commuting links. The ground floor features an entrance hall leading to a spacious living room, a modern fitted kitchen designed for everyday cooking, and a useful utility area. Upstairs, the property provides two double bedrooms, a single bedroom, and a three-piece bathroom suite, giving practical space for families, first-time buyers, or anyone looking to settle comfortably. Outside, the front offers on-street parking, along with a garden area laid to lawn and edged with shrubs. The enclosed rear garden includes a lawn and a selection of mature shrubs, creating a pleasant outdoor space to enjoy.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Utility Area
- Three-Piece Bathroom Suite
- On-Street Parking
- No-Upward Chain
- Popular Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

7'10" x 2'9" (2.4l x 0.85)

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

Living Room

l5'3" x l0'7" (4.66m x 3.24m)

The living room has carpeted flooring, a radiator, a feature fireplace and a UPVC double-glazed bow window to the rear elevation.

Kitchen

l7'2" x 7'll" (max) (5.25m x 2.42m (max))

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob and extractor hood, a radiator, vinyl flooring, an understairs cupboard and a UPVC double-glazed window to the front elevation.

Utility

l0'10" x 4'4" (3.32m x l.34m)

The utility has a fitted worktop, vinyl flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

7'6" x 7'5" (2.29 x 2.27)

The landing has carpeted flooring, a radiator, an in-built cupboard, a UPVC double-glazed window to the front elevation, access to the loft and access to the first floor accommodation.

Master Bedroom

l2'll" x l0'5" (max) (3.96m x 3.l8m (max))

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

Bedroom Two

9'1" x 8'0" (2.79m x 2.45m)

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

Bedroom Three

l0'6" x 6'6" (3.2lm x l.99m)

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

Bathroom

5'10" x 5'4" (l.80m x l.64m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, tiled walls, wood-effect 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 access to on-street parking, a garden area with a lawn, shrubs, gated access to the rear garden, fence panelling and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a lawn, a selection of shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at l800Mpbs & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

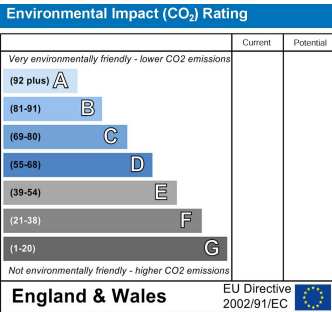
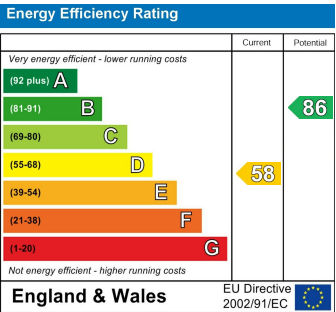
The vendor has advised the following:

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 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.



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**This floorplan is for illustrative purposes only.**

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