

# HoldenCopley

PREPARE TO BE MOVED

Besecar Avenue, Gedling, Nottinghamshire NG4 4ET

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Guide Price £140,000 - £160,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom end-terrace house presents a fantastic opportunity for a variety of buyers, from first-time purchasers to investors or those looking to make a home their own. Situated in a popular and well-connected location, the property is conveniently positioned close to a range of local amenities including shops, schools, and transport links. The ground floor features an entrance hall leading into a spacious reception room, providing ample space for both relaxing and dining. Adjacent to this is a kitchen, ideal for everyday culinary needs, along with a separate utility room offering added practicality. Upstairs, the property offers two double bedrooms and a single bedroom. A bathroom and separate W/C complete the upper level. Externally, the home benefits from a driveway providing off-road parking to the front, while to the rear is an enclosed garden, offering an outdoor space with plenty of potential.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Utility Room
- Bathroom With A Separate W/C
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

**Entrance Hall**  
4'5" x 2'7" (1.35m x 0.81m)

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

**Living Room**  
19'10" max x 11'5" (6.05m max x 3.49m)  
The living room has laminate wood-effect flooring, two radiators and two UPVC double-glazed windows to the front and rear elevations.

**Kitchen**  
11'0" max x 9'11" (3.36m max x 3.03m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob & extractor fan, partially tiled walls, a radiator, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

**Utility Room**  
9'5" max x 6'1" (2.88m max x 1.87m)  
The utility room has tiled flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

**Landing**  
10'9" x 2'7" (3.29m x 0.81m)  
The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

**Master Bedroom**  
11'7" x 10'11" (3.54m x 3.35m)  
The main bedroom has carpeted flooring, a radiator, recessed spotlights, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

**Bedroom Two**  
13'7" max x 8'6" (4.16m max x 2.60m)  
The second bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

**Bedroom Three**  
10'11" x 6'3" (3.35m x 1.91m)  
The third bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the side elevation.

**Bathroom**  
5'7" x 4'8" (1.71m x 1.43m)  
The bathroom has a pedestal wash basin, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

**W/C**  
5'6" x 2'5" (1.70m x 0.75m)  
This space has a low level dual flush W/C, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

**Front**  
To the front of the property is a driveway providing off-road parking, gated access to the rear, a garden area with a lawn and fence panelling boundaries.

**Rear**  
To the rear is an enclosed garden with a paved patio area and fence panelling boundaries.

**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.

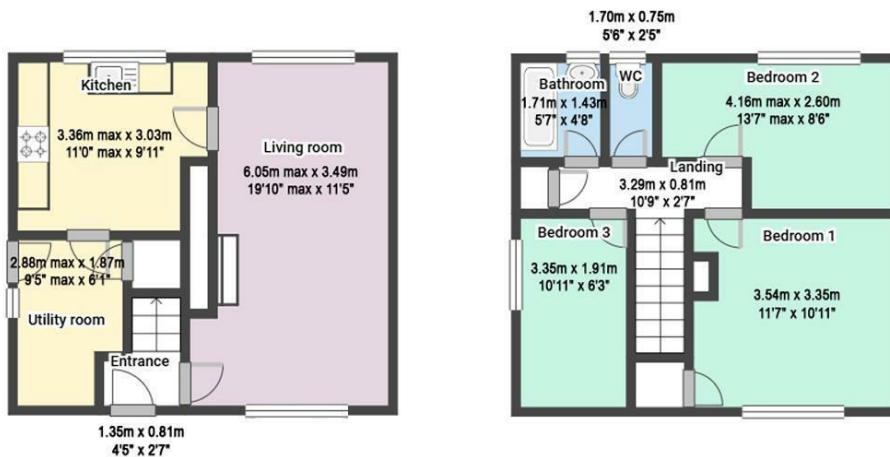
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media



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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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