

# HoldenCopley

PREPARE TO BE MOVED

Besecar Avenue, Gedling, Nottinghamshire NG4 4EN

---

Guide Price £170,000



Besecar Avenue, Gedling, Nottinghamshire NG4 4EN





GUIDE PRICE... £170,000 - £190,000

### WELL-PRESENTED HOME...

This three-bedroom mid-terraced home has been recently renovated, offering a stylish and contemporary living space that is almost complete, with just the finishing touches needed to make it your own. Situated in a popular location, the property is within easy reach of shops, schools, and excellent commuting links. Inside, the welcoming entrance hall/lobby features storage and a seating area, providing both practicality and comfort. The heart of the home is the open-plan modern kitchen, which flows seamlessly into the spacious reception room, offering space for dining and entertaining. This bright, light-filled living area creates an airy and inviting atmosphere, perfect for modern living. Upstairs, the property boasts two generously sized double bedrooms, a comfortable single bedroom, and a stylish four-piece bathroom suite. Externally, there is on-street parking and the rear garden offers great potential to design and create an outdoor space that suits your lifestyle.

MUST BE VIEWED!







- Mid-Terraced House
- Three Bedrooms
- Spacious Reception Rooms
- Modern Kitchen
- Open-Plan Living Areas
- Stylish Bathroom
- On-Street Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall/ Lobby

9'4" x 6'1" (2.87m x 1.86m)

The entrance hall has tiled flooring, carpeted stairs, [artially panelled walls, an in-built storage cupboard, fitted storage furniture and two single UPVC doors providing access into the accommodation.

Kitchen

9'10" x 11'4" (3.00m x 3.47m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast style sink with a swan neck mixer tap, an integrated dishwasher & fridge freezer, space and plumbing for a washing machine & range cooker, recessed spotlights, tiled flooring, open-plan access to the living room and a UPVC double-glazed window to the rear garden.

Living Room

19'9" x 9'10" (6.02m x 3.00m)

The living room has tiled flooring, recessed spotlights, partially panelled walls, a recessed chimney breast alcove with a feature log burner, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

2'5" x 9'4" (0.76m x 2.86m)

The landing has carpeted flooring, partially panelled walls, access to the first floor accommodation and access to the loft.

Master Bedroom

11'0" x 11'6" (3.36m x 3.53m)

The main bedroom has carpeted flooring, a column radiator, panlled walls, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'5" x 13'6" (2.58m x 4.14m)

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

Bedroom Three

6'3" x 11'0" (1.91m x 3.36m)

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

Bathroom

8'4" x 7'5" (2.55m x 2.28m)

The bathroom has a low level flush W/C, a pedestal wash basin, a double-ended bath with central taps, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To he front of the property is access to on-street parking, steps leading up to the property and a garden area with a lawn.

Rear

To the rear garden is a lawn and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & 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 – Yes

Any Legal Restrictions – No

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.

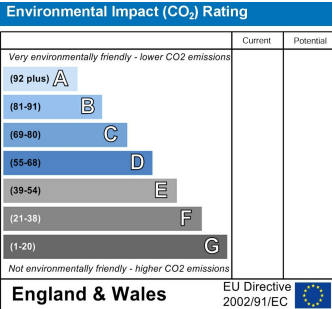
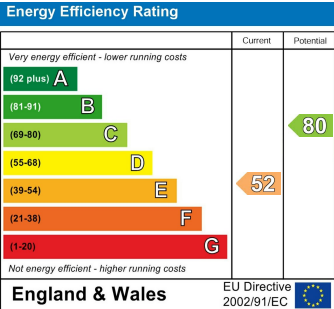
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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.

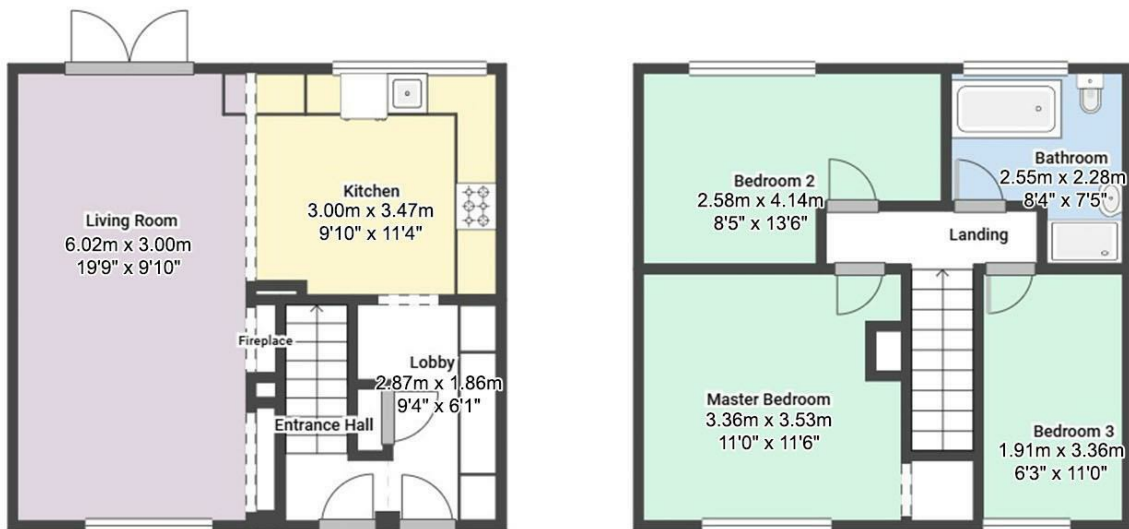
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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





Besecar Avenue, Gedling, Nottinghamshire NG4 4EN

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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.