

# HoldenCopley

PREPARE TO BE MOVED

Millbank Place, Bestwood Village, Nottingham, NG6 8EF

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£975 PCM

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## WELL PRESENTED THROUGHOUT...

This well-presented, unfurnished three-bedroom end-terrace house in Bestwood Village offers modern, neutral decor throughout, making it ideal for families. The property is conveniently located near local shops, eateries and transport links to Hucknall and Nottingham City Centre. On the ground floor, it features an inviting entrance hall, a spacious living room and a modern kitchen diner equipped with integrated appliances and additional space for freestanding appliances. There's also a convenient downstairs WC. Upstairs, there are three well-sized bedrooms serviced by a contemporary three-piece bathroom suite. Outside, the front has a small garden with a lawn and shrubs, while the enclosed rear garden includes a lawn, paved seating area, decorative plants with access to the shed. The outdoor space is perfect for enjoying the Summer months. This property is move-in ready.

AVAILABLE NOW!





- End Terrace House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Modern Three Piece Bathroom Suite & Downstairs WC
- Un-Furnished
- Front & Rear Gardens
- Ample Off-Street Parking
- Popular Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Hallway

5'4" x 4'5" (1.64 x 1.36)

The hallway has carpeted flooring and stairs, recessed ceiling spotlights, radiator and a single composite door providing access into the accommodation

#### Living Room

16'0" x 11'7" (4.90 x 3.55)

The living room has carpeted flooring, chimney breast, radiator and a UPVC double glazed window

#### Kitchen/Diner

14'8" x 12'1" (4.49 x 3.69)

The kitchen/diner has wood effect laminate flooring, partially tiled walls, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven with gas hobs and an over hood extractor fan, stainless steel sink and a half with a drainer and mixer taps, freestanding washing machine, space and plumbing for a washing machine, dining table and chairs, UPVC double glazed window to the rear elevation, radiator and UPVC double glazed French doors providing access to the rear garden

#### WC

This area has wood effect flooring, low level dual flush WC, pedestal washbasin with mixer taps, radiator and extractor fan

### FIRST FLOOR

#### Landing

8'3" x 6'4" (2.54 x 1.95)

The landing has carpeted flooring, loft hatch, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

12'10" x 8'1" (3.93 x 2.48)

The main bedroom has carpeted flooring, freestanding wardrobe, radiator and a UPVC double glazed window

#### Bedroom Two

10'0" x 8'2" (3.07 x 2.50)

The second bedroom has carpeted flooring, radiator and a UPVC double glazed window with fitted blinds

#### Bedroom Three

7'8" x 5'9" (2.36 x 1.76)

The third bedroom has carpeted flooring, radiator and a UPVC double glazed window with fitted blinds

### Bathroom

8'5" x 6'4" (2.59 x 1.95)

The bathroom has wood effect laminate flooring, recessed ceiling spotlights, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps with a wall mounted mains-fed shower and a shower screen, radiator, extractor fan and a UPVC double glazed obscure window

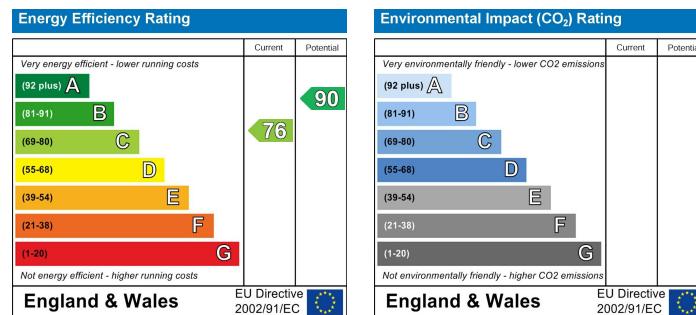
### OUTSIDE

#### FRONT

To the front is a small garden area with a lawn and a range of shrubs with a pathway and steps leading to the accommodation

#### REAR

To the rear is an enclosed garden with a lawn, paved seating area, access to a shed, a range of decorative plants and shrubs with a fence surround and gated access





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
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