



Beckhampton Road, Bestwood, Nottinghamshire NG5 5LE

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**£1,050 PCM**

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## LOCATION, LOCATION, LOCATION...

This three-bedroom mid-terraced property is available to let immediately and is ideally situated in a sought-after location with excellent access to local shops, well-regarded schools, and superb transport links. The property offers a spacious layout, starting with an entrance hall leading into a generous living room with sliding patio doors opening out to the rear garden. The brand new fitted kitchen is well-equipped and accompanied by a useful utility room. Upstairs, there are three good-sized bedrooms and a modern a brand new fitted three-piece bathroom suite. Outside, the front of the property features a driveway, planted borders, and security lighting. To the rear, you'll find a tiered enclosed garden with a patio area perfect for outdoor seating, a lawn, planted sections, and a secure fence-panelled boundary. A great option for those seeking a well-connected home in a convenient location.

## MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Available Immediately
- 360 Virtual Tour











## GROUND FLOOR

### Entrance Hall

8'9" x 3'10" (2.67m x 1.17m)

The entrance hall has tiled flooring, carpeted stairs, a fitted base unit, a radiator, and a UPVC door leading into the property.

### Living Room

22'3" x 11'3" (6.80m x 3.44m)

The living room has a UPVC double glazed window to the front elevation, a feature fireplace with a stone-effect surround, coving to the ceiling, and sliding patio doors opening to the rear garden.

### Kitchen

10'10" x 7'6" (3.31m x 2.30m)

The brand new kitchen has a range of fitted base and wall units, with worktops, a stainless steel sink with a mixer tap and drainer. It includes an integrated oven, ceramic hob, and extractor fan. A wall-mounted boiler is also in place. The room is finished with recessed spotlights, tiled splashback, and tiled flooring. A UPVC double-glazed window overlooks the rear, and a UPVC door provides access to the garden

### Utility Room

6'11" x 5'4" (2.12m x 1.65m)

The utility room has fitted base and wall units with worktops, recessed spotlights, an under-stairs cupboard, and tiled flooring.

## FIRST FLOOR

### Landing

9'4" x 2'11" (2.85m x 0.91m)

The landing has wood-effect flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

### Bedroom One

11'4" x 10'2" (3.46m x 3.11m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, a range of fitted furniture to include wardrobes, overhead and bedside cupboards, and wood-effect flooring.

### Bedroom Two

11'2" x 10'7" (3.41m x 3.25m)

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

### Bedroom Third

11'5" x 5'7" (3.49m x 1.72m)

The three bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

### Bathroom

7'7" x 7'3" (2.33m x 2.23m)

The brand new fitted bathroom has two UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a wall-mounted vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture. a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

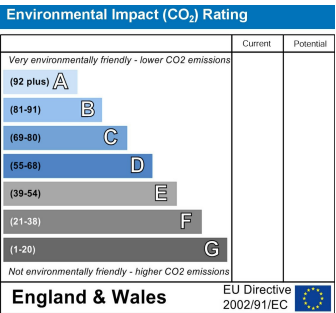
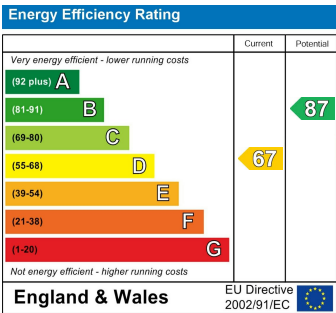
## OUTSIDE

### Front

To the front of the property is security lighting planted borders, and a driveway.

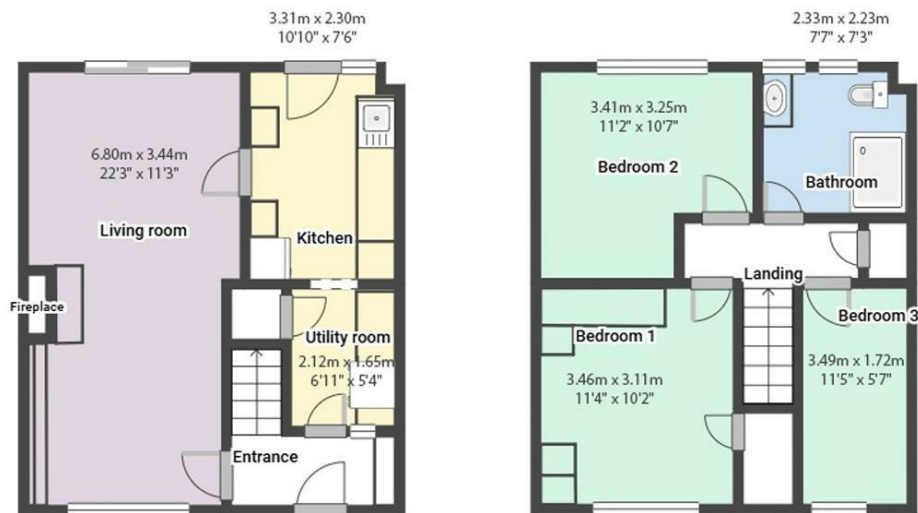
### Rear

To the rear of the property is a tiered enclosed garden with a patio area, a lawn, planted areas, and a fence panelled boundary.



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**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.  
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