

# HoldenCopley

PREPARE TO BE MOVED

Park Road, Bestwood Village, Nottinghamshire NG6 8UE

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£875 PCM

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## WELL PRESENTED THROUGHOUT...

This two bedroom mid-terraced home is situated in a highly sought-after location near the picturesque Bestwood Country Park, offering an excellent opportunity for a range of tenants. With superb transport links and modern features, this property is ready for immediate occupancy and is coming to the market un-furnished ready for immediate occupancy. Internally to the ground floor is an inviting entrance hall that provides access to a convenient W/C, a modern fitted kitchen with a range of integrated appliances with additional space for freestanding appliances leading to a bright spacious living room with French doors from the living area open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. Upstairs, the first floor offers two generously sized double bedrooms, providing ample space and flexibility serviced by a contemporary three-piece bathroom suite completing this level, adding to the property's comfort and practicality. The outside spaces are equally appealing. The front of the property includes a small lawn and courtesy lighting, enhancing its welcoming feel. The rear garden is enclosed and well-maintained, featuring a patio area for outdoor entertaining, a lawn, additional courtesy lighting, and a fence panelled boundary with gated access with access to an allocated parking space providing off-street parking for one car.

AVAILABLE NOW!





- Mid Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed Rear Garden
- Allocated Off-Street Parking Space
- Popular Location
- Excellent Transport Links





## GROUND FLOOR

### Entrance Hall

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

### W/C

4'11" x 3'1" (1.52m x 0.94m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity style wash basin with mixer taps, a radiator and wood-effect laminate flooring.

### Kitchen

9'8" x 5'4" (2.97m x 1.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer wood-effect laminate flooring, and a UPVC double glazed window to the front elevation

### Living Room

15'11" max x 12'6" (4.86m max x 3.83m)

The living room has a UPVC double glazed window to the rear elevation, two radiators, an in-built cupboard, wood-effect laminate flooring and UPVC double glazed French doors opening to the rear garden

## FIRST FLOOR

### Landing

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

### Bedroom One

12'6" x 9'8" (3.82m x 2.96m)

The first bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, radiator and wood-effect laminate flooring

### Bedroom Two

12'6" x 8'7" (3.82m x 2.62m)

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

### Bathroom

7'1" x 5'9" (2.16m x 1.77m)

The bathroom has a low level dual flush W/C, a vanity-style wash basin with mixer taps, a panelled bath with mixer taps, a wall-mounted shower fixture and shower screen, an

extractor fan, a chrome heated towel rail, partially water proof boarding, and wood-effect flooring

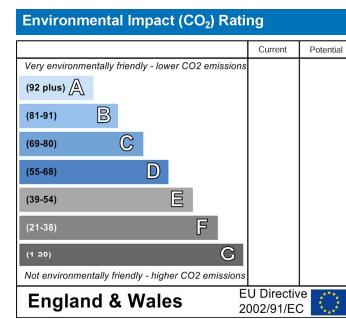
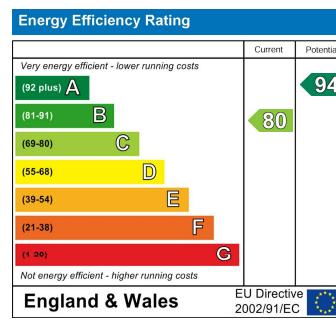
## OUTSIDE

### Front

To the front of the property is courtesy lighting, and a small lawn area.

### Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio area, a lawn, a shed, a fence panelled boundary, and gated access.



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**01158228800**  
**4 Croft Road, Arnold, Nottingham, NG5 7DX**  
**[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)**  
**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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