

HoldenCopley

PREPARE TO BE MOVED

Peveril Road, Beeston, Nottinghamshire NG9 2HU

Guide Price £280,000 - £300,000

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WELL CONNECTED LOCATION...

Welcome to this three-bedroom semi-detached home, ideally situated in a residential area that provides convenient access to a variety of local amenities and excellent transport links. This property offers a fantastic balance of space, comfort, and practicality, making it a promising opportunity for first-time buyers, growing families, or investors. Upon entering, you are welcomed into an entrance hall that leads directly through to a spacious living room. This room is enhanced by French doors that open out to the rear garden, providing excellent natural light and easy access outdoors. The fitted kitchen is a highlight, featuring integrated appliances and the added luxury of under-floor heating, with a rear door ensuring convenience for outdoor dining or entertaining. The first floor comprises the three bedrooms, all of which share a well-appointed family bathroom, offering a practical and modern space. Outside, the property benefits from a well-kept front area featuring a lawn, a planted border, a block paved driveway, and gated access to the rear garden. The rear garden is particularly appealing as it is south-facing, boasting a patio area, a lawn, planting areas, and a secure boundary defined by fence panelling and a brick wall.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- L Shaped Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Residential Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'2" x 5'10" (2.80m x 1.80m)

The entrance hall has a UPVC double glazed obscure windows to the side elevation, a column radiator, wood-effect flooring, carpeted stairs, and a composite door providing access into the accommodation.

Living Room

14'11" x 20'8" max (4.56m x 6.30m max)

The living room has a UPVC double glazed window to the front elevation, a TV point, coving to the ceiling, a column radiator, space for a dining table, wood-effect flooring, and French doors opening to the rear garden.

Kitchen

11'9" x 10'0" (3.59m x 3.05m)

The kitchen has a range of fitted base and wall units with Quartz worktops, an under-mounted sink with a swan neck mixer tap, an integrated over, gas ring hob and extractor hood, an integrated dishwasher and washing machine, space for a fridge freezer, an in-built cupboard, a Vertical radiator, recessed spotlights, partially tiled walls, tiled flooring with underfloor heating, two UPVC double glazed windows to the rear and side elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

5'5" x 8'1" (1.66m x 2.48m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft with lighting, and access to the first floor accommodation.

Bedroom One

12'9" x 11'6" (3.89m x 3.51m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

8'1" x 12'11" (2.48m x 3.94m)

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

Bedroom Three

8'5" x 9'3" (2.58m x 2.83m)

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

Bathroom

5'6" x 7'11" (1.68m x 2.42m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a central mixer tap, a wall-mounted rainfall and handheld shower fixture with a shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a planted border, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is a south-facing garden with a patio area, a lawn, planting areas, a fence panelled and brick wall boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

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.

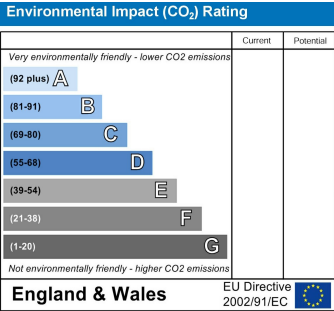
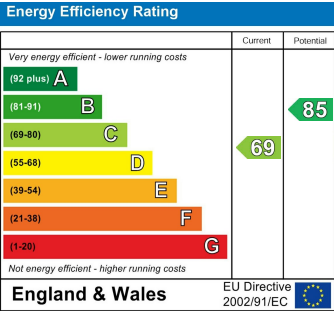
The vendor has advised the following:

Property Tenure is Freehold

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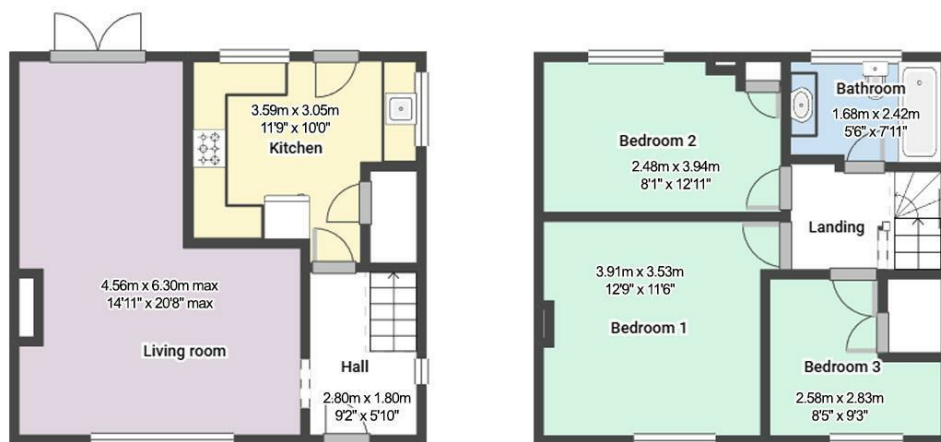
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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