

HoldenCopley

PREPARE TO BE MOVED

Trevor Road, Beeston, Nottinghamshire NG9 1GR

Offers Over £200,000

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SPACIOUS CORNER PLOT WITH NO UPWARD CHAIN...

This two-bedroom semi-detached home is ideally positioned on a generous corner plot within a popular residential area, just a stone's throw from excellent local amenities, Beeston Train Station, and regular tram links – making it a prime spot for commuters and growing families alike. Offered to the market with no upward chain, this property boasts plenty of space and potential throughout, making it a fantastic opportunity for investors or anyone looking to put their own stamp on a home. To the ground floor, the property comprises an entrance hall, three versatile reception rooms, and a fitted kitchen – providing flexible living space ideal for both relaxing and entertaining. Upstairs, the first floor hosts two generous double bedrooms, which are serviced by a three-piece bathroom suite. Outside, the property benefits from a private driveway offering off-road parking for two vehicles. To the rear, there is a mature garden with a lawn, patio area, two sheds, and a useful outdoor workshop – perfect for storage or hobby use.

MUST BE VIEWED





- Corner Plot Semi-Detached House
- Two Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ample Storage Space
- Three-Piece Bathroom Suite
- Driveway For Two Cars
- Large Mature Garden
- Outdoor Workshop & Two Sheds
- Popular Location





GROUND FLOOR

Entrance Hall

4*5" x 3*2" (l.35m x 0.97m)

The entrance hall has carpeted flooring, a radiator, and a single door providing access into the accommodation.

Living Room

l3*2" x l3*2" (max) (4.02m x 4.02m (max))

The living room has a secondary-glazed bay window to the front elevation, carpeted flooring, a picture rail, a radiator, and a feature fireplace with wood-burning stove and tiled surround.

Dining Room

l6*0" x l0*9" (max) (4.89m x 3.28m (max))

The dining room has a secondary-glazed window to the rear elevation, carpeted flooring, a radiator, a feature coal-effect fireplace, and an in-built cupboard.

Sitting Room

l7*l0" x 8*2" (5.45m x 2.49m)

The sitting room has a secondary-glazed window to the front elevation, a single-glazed window to the rear elevation, carpeted flooring, partially exposed wooden coving, a recessed wall alcove, a feature fireplace with an exposed brick surround.

Kitchen

l3*2" x 7*ll" (4.02m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, a freestanding cooker with an extractor fan and stainless steel splashback, space and plumbing for a washing machine, tiled flooring, tiled splashback, partially panelled walls, secondary-glazed windows to the side and rear elevation, and a single door providing access to the garden.

FIRST FLOOR

Landing

9*6" x 5*l0" (max) (2.9lm x l.78m (max))

The landing has a single-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

l2*0" x l0*ll" (max) (3.67m x 3.35m (max))

The first bedroom has a secondary-glazed window to the front elevation, carpeted flooring, fitted wardrobes, and a radiator.

Bedroom Two

l0*0" x 9*3" (max) (3.05m x 2.84m (max))

The second bedroom has a secondary-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted airing cupboard.

Bathroom

6*3" x 5*l0" (l.93m x l.80m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, vinyl flooring, fully tiled walls, a radiator, and a secondary-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for two cars and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed mature garden with a lawn, a range of trees, plants and shrubs, a sheltered area, external lighting, patio areas, two sheds, an outdoor workshop, access into a storage cupboard, and fence panelled boundaries.

Outside Cupboard

5*0" x 2*7" (l.53m x 0.79m)

Workshop

l5*2" x 7*9" (4.64m x 2.38m)

The detached workshop has lighting and power points.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - l800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for rivers & sea / very low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

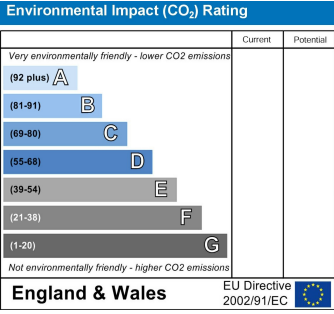
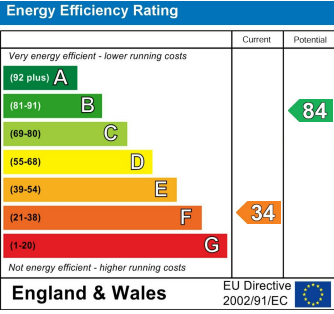
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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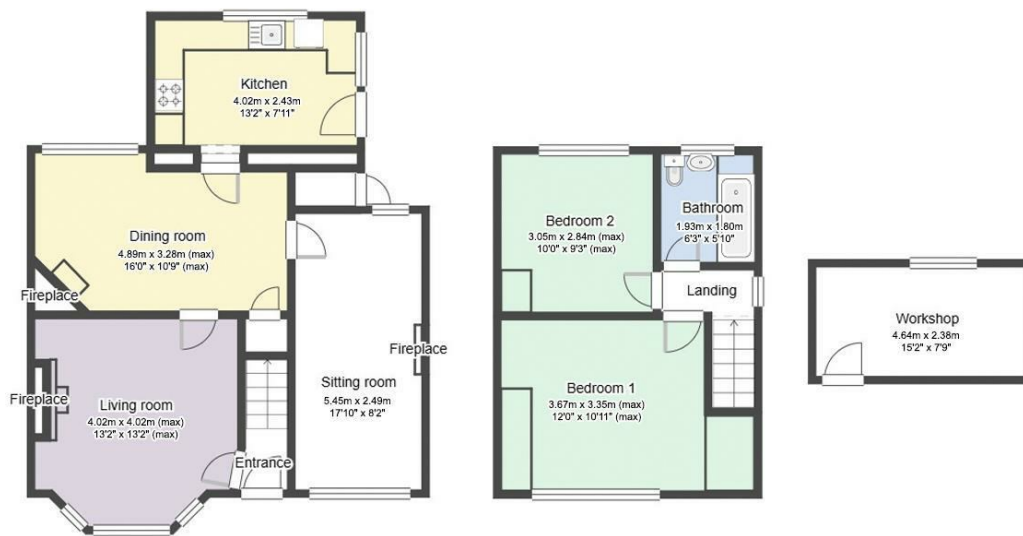
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 20l7(MLR 20l7) came into force on 26 June 20l7. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



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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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