

# HoldenCopley

PREPARE TO BE MOVED

Wheatstone Gardens, Beeston, Nottinghamshire NG9 1PH

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Offers Over £350,000

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NO UPWARD CHAIN...

Situated in a sought-after location, this three-bedroom semi-detached home is offered to the market with no upward chain, making it an ideal choice for first-time buyers, growing families, or investors. The property enjoys excellent access to local amenities, well-regarded schools, superb transport links, and the scenic Attenborough Nature Reserve. Inside, the ground floor welcomes you with an entrance hall leading into a spacious living room. To the rear, a modern open-plan kitchen diner offers the perfect space for everyday family life and entertaining, featuring double French doors that open out to the rear garden. A convenient ground floor W/C completes this level. Upstairs, the home offers two double bedrooms and a well-proportioned single bedroom. The main bedroom benefits from its own private en-suite, while the remaining bedrooms are served by a stylish family bathroom. Outside, the front of the property features a driveway providing off-street parking, while the east-facing rear garden includes a paved patio and a lawn, ideal for enjoying morning sunshine or relaxing outdoors. The home also benefits from solar panels, offering improved energy efficiency and long-term savings.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish En-Suite & Family

#### Bathroom

- Driveway
- Solar Panels
- No Upward Chain
- Popular Location







## GROUND FLOOR

### Entrance Hall

5'0" x 3'8" (1.53m x 1.14m)

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

### W/C

2'11" x 5'2" (0.91m x 1.59m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, tiled walls, an extractor fan and laminate wood-effect flooring.

### Living Room

16'2" x 11'9" (4.94m x 3.59m)

The living room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Kitchen Diner

10'5" x 14'11" (3.19m x 4.56m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob, an extractor fan, dishwasher & fridge freezer, partially tiled walls, an in-built cupboard, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

12'2" x 6'3" (3.71m x 1.91m)

The landing has carpeted flooring, a radiator, a radiator, an in-built cupboard, access to the first floor accommodation and access to the loft.

### Master Bedroom

8'5" x 13'10" (2.58m x 4.22m)

The main bedroom has laminate wood-effect flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

4'4" x 8'5" (1.34m x 2.57m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, tiled walls, wood-effect flooring and an extractor fan.

### Bedroom Two

8'5" x 10'2" (2.59m x 3.10m)

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

### Bedroom Three

8'9" x 6'3" (2.67m x 1.92m)

The third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

5'5" x 6'2" (1.67m x 1.89m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a heated towel rail, tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and courtesy lighting.

### Rear

To the rear of the property is an enclosed garden with a paved patio, a lawn and fence panelling boundaries.

## 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

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – No Data Available

Broadband Speed - No Data Available

Phone Signal – No Data Available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

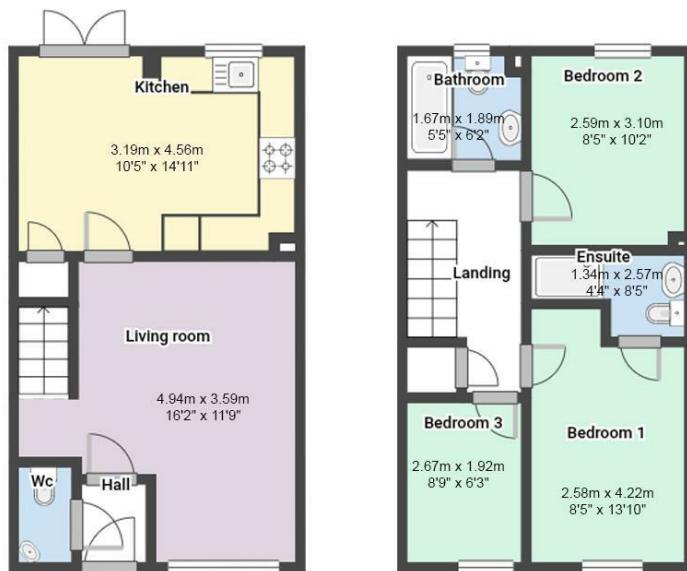
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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