

HoldenCopley

PREPARE TO BE MOVED

Nelson Road, Beeston, Nottinghamshire NG9 1LF

Guide Price £230,000 - £240,000

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WELL-PRESENTED STARTER HOME...

This two bedroom end-terraced house would make the perfect starter home for any first time buyers or investors alike as the property is well-presented and decorated throughout, ready for you to move straight into! This property is situated in a quiet location just a stone's throw away from excellent amenities including The River Trent, great schools and regular transport links. To the ground floor is an entrance hall with a newly fitted door, a living room and a modern kitchen diner. The first floor offers two double bedrooms serviced by a three-piece bathroom suite. Outside to the rear is a private garden with a versatile garden room - perfect for anyone needing to work from home!

MUST BE VIEWED



- End-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Well-Presented
- Private Garden
- Versatile Garden Room
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

3'9" x 2'7" (1.15 x 0.80)
The entrance hall has tiled flooring, carpeted stairs and a composite door providing access into the accommodation

Living Room

12'0" x 11'10" (3.67 x 3.63)
The living room has a UPVC double glazed window to the front elevation, wood-effect laminate flooring, coving to the ceiling, a TV point, a radiator, an in-built under stair cupboard and a feature fireplace with a decorative surround

Kitchen / Diner

15'8" x 8'11" (4.80 x 2.74)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, space for a dining table, wood-effect laminate flooring, tiled splashback, UPVC double glazed windows to the rear elevation and a single UPVC door to access the rear garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access to the loft via a drop-down ladder and provides access to the first floor accommodation

Master Bedroom

15'8" x 10'5" max (4.80 x 3.20 max)
The first bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Two

10'7" x 8'9" (3.23 x 2.67)
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

7'3" x 6'7" (2.22 x 2.03)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a handheld shower head, a shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, coving to the ceiling and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a low maintenance garden with gated access to the side and rear

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, two sheds, a range of plants and shrubs, an outdoor tap, security lighting, a vegetable growing plot, fence panelling and access into the garden room

Garden Room

9'6" x 7'6" (2.92 x 2.29)
The garden room has wood-effect flooring and recessed spotlights

DISCLAIMER

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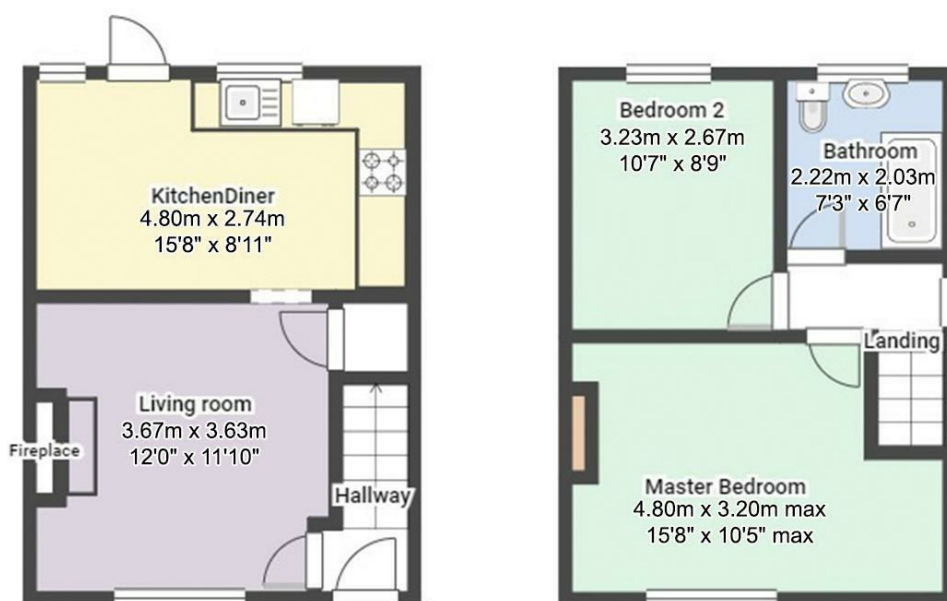
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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