

HoldenCopley

PREPARE TO BE MOVED

Henry Road, Beeston, Nottinghamshire NG9 2BE

£250,000 - £250,000

Henry Road, Beeston, Nottinghamshire NG9 2BE

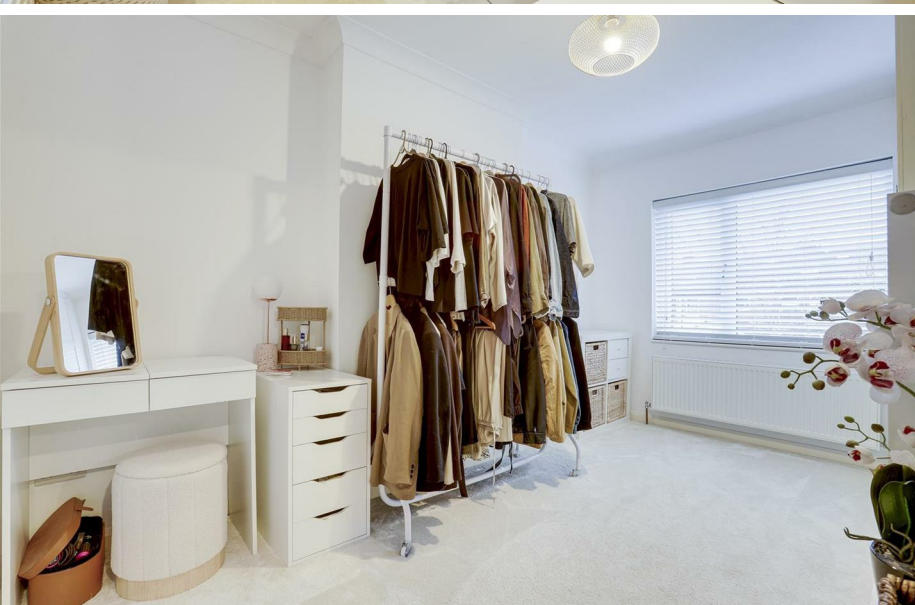


WELL PRESENTED THROUGHOUT...

This delightful two-bedroom semi-detached home combines modern style with practical living, offering spacious and flexible accommodation that will appeal to both first-time buyers and investors. Situated in a highly sought-after area, the property is within easy walking distance of excellent transport links, including bus, tram, and train services, as well as Nottingham University and a wide selection of local shops, cafes, and amenities. On the ground floor, you'll find a generously sized living room, ideal for relaxing with family or entertaining guests. The heart of the home is a bright and airy breakfast kitchen diner, fitted with a range of integrated appliances, providing a versatile space for cooking, dining, and socialising. Upstairs, the property offers two well-proportioned bedrooms, including a master bedroom with a private en-suite, complemented by a contemporary three-piece family bathroom. Externally, the home benefits from a driveway to the front and a substantial, well-maintained rear garden, offering the perfect setting for summer gatherings, outdoor dining, or simply enjoying a private outdoor retreat.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Good Sized Lounge
- Fitted Kitchen
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 2'9" (1.36m x 0.86m)

The entrance hall has tiled flooring, carpeted stairs, and a composite door providing access into the accommodation.

Living Room

14'0" x 10'9" (4.28m x 3.30m)

The living room has a UPVC double glazed square bay window to the front elevation, a recessed chimney breast alcove housing a feature fire place, a radiator, coving to the ceiling, and oak wood flooring.

Kitchen

14'1" x 12'9" (4.30m x 3.91m)

The kitchen has a range of base and wall units with wooden worktops and an island breakfast bar, a composite sink and half with a swan neck mixer tap and drainer, a freestanding double oven with a gas hob and extractor fan, an integrated washing machine, an integrated fridge freezer, tiled splash back, recessed spotlights, an under stair pantry cupboard, limestone flooring and feature chimney breast, two radiators, UPVC double glazed windows to the side and rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'5" x 4'0" (1.96m x 1.23m)

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

Bedroom One

11'9" x 10'10" (3.59m x 3.31m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, access to a boarded loft, and access into the en-suite.

En-Suite

6'2" x 2'10" (1.88m x 0.86m)

The en-suite has a wall-mounted wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan and recessed spotlights, a built in cupboard, floor to ceiling tiling, and tiled flooring.

Bedroom Two

12'10" x 8'8" (3.93m x 2.66m)

The second bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobe with drawers and coving to the ceiling, a radiator, and carpeted flooring.

Bathroom

8'5" x 4'9" (2.57m x 1.47m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, a pedestal wash basin, a *P* shaped bath with an overhead shower and shower screen, a heated towel rail, an extractor fan, recessed spotlights, and natural stone floor to ceiling tiling.

OUTSIDE

Front

To the front of the property is a gravelled driveway and gated access to the side and rear garden.

Rear

To the rear of the property is a private enclosed garden with patio areas, a lawn, a shed, fence panelling, and gated access.

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

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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.

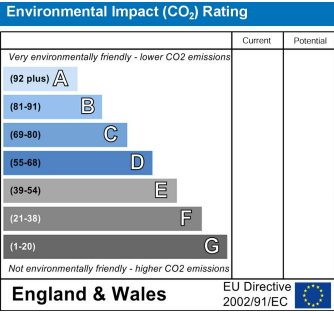
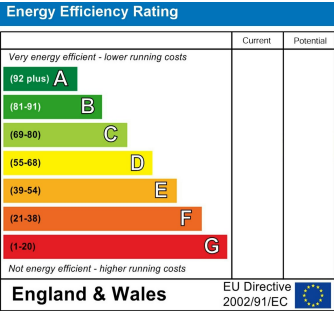
The vendor has advised the following:

Property Tenure is Freehold

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.

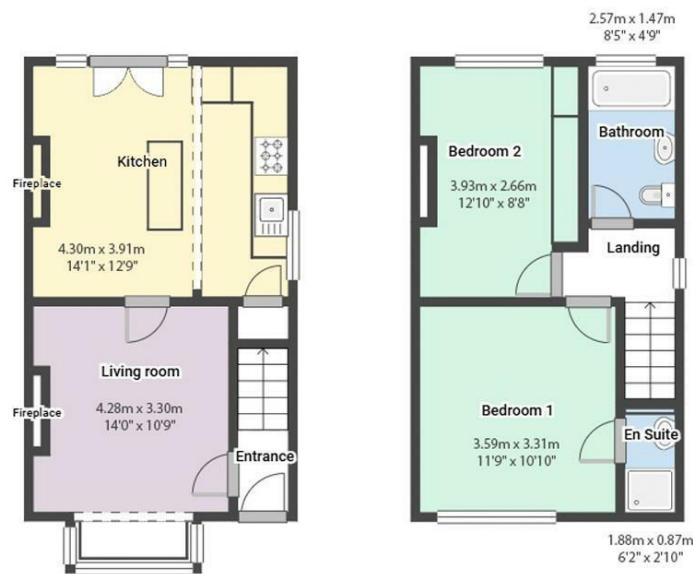
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Henry Road, Beeston, Nottinghamshire NG9 2BE

HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 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.