

# HoldenCopley

PREPARE TO BE MOVED

Henry Road, Beeston, Nottinghamshire NG9 2BE

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£250,000 - £250,000

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## 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.

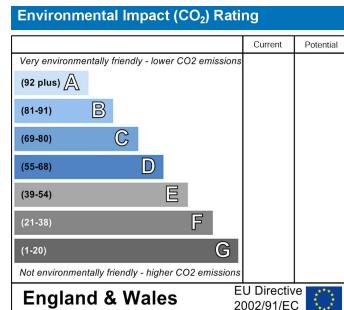
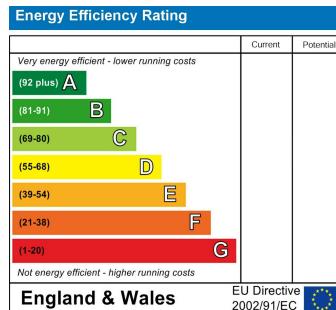
The vendor has advised the following:

Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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