



Hartcroft Road  
Bestwood, Nottingham NG5 5JF

**Offers Over £200,000 Freehold**

A THREE BEDROOM SEMI-DETACHED  
PROPERTY SITUATED IN NOTTINGHAM.



**\*\*CALLING ALL FIRST TIME BUYERS AND INVESTORS!\*\***

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM SEMI-DETACHED situated in Nottingham.

This home is ideally located within walking distance to the City Hospital in which you can catch the Medi Link to the Queens Medical Centre making it ideal for nurses and doctors!

The property is also within close proximity to local school, shops and transport links in and out of the City Centre.

In brief the property comprises of entrance hall, lounge/diner, kitchen, downstairs WC, three bedrooms and a bathroom. Externally the property benefits from a driveway, front garden and access to the rear garden.

An early viewing on this property is highly recommended to appreciate the accommodation on offer!



### Entrance Hallway

UPVC double glazed front entrance door leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Staircase to First Floor Landing. Built-in under the stairs storage cupboard. Internal doors leading to Lounge Diner, Kitchen and Ground Floor WC

### Lounge Diner

19'3" x 10'9" approx (5.89 x 3.30 approx)

Double glazed window to the front elevation. Double glazed door and window to the rear elevation. Carpeted flooring. 2 x Wall mounted radiators. Feature coal/wood fireplace with tiled heart and surround. TV point

### Kitchen

9'2" x 10'0" approx (2.81 x 3.05 approx)

Double glazed window to the rear elevation. Double glazed door to the side elevation. Tiled flooring. Heated towel rail. Range of matching wall, base and drawer units incorporating solid wood worksurfaces over. Double sink and drainer unit with dual heat above. Space and point for cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Built-in Pantry. Wall mounted combination boiler

### Ground Floor WC

2'9" x 5'5" approx (0.84 x 1.66 approx)

Double glazed window to the side elevation. Tiled flooring. WC

### Lean To

20'11" x 3'11" approx (6.4 x 1.2 approx)

2 x Built-in storage cupboards.

### First Floor Landing

Double glazed windows to the front and side elevations. Carpeted flooring. Loft access hatch. 2 x Built-in storage cupboards. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

10'10" x 12'3" approx (3.32 x 3.75 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 2

9'3" x 7'7" approx (2.82 x 2.32 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 3

6'9" x 10'10" approx (2.08 x 3.31 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Family Bathroom

5'2" x 5'6" approx (1.60 x 1.69 approx)

Double glazed opaque window to the side elevation. Laminate flooring. Tiled splashbacks. Wall mounted towel radiator. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, a pedestal wash hand basin with hot and cold taps and a WC

### Front of Property

To the front of the property there is gated driveway providing off the road parking and a low maintenance front garden with a patio area and shrubbery. Hedging and fencing surrounding. Secure gated access to the Lean To

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, steps leading to laid to lawn area. Wildlife pond. Range of mature shrubbery, plants and trees. Space for greenhouse. Fencing surrounding

### Council Tax

Local Authority Nottingham

Council Tax band A

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – House coal

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

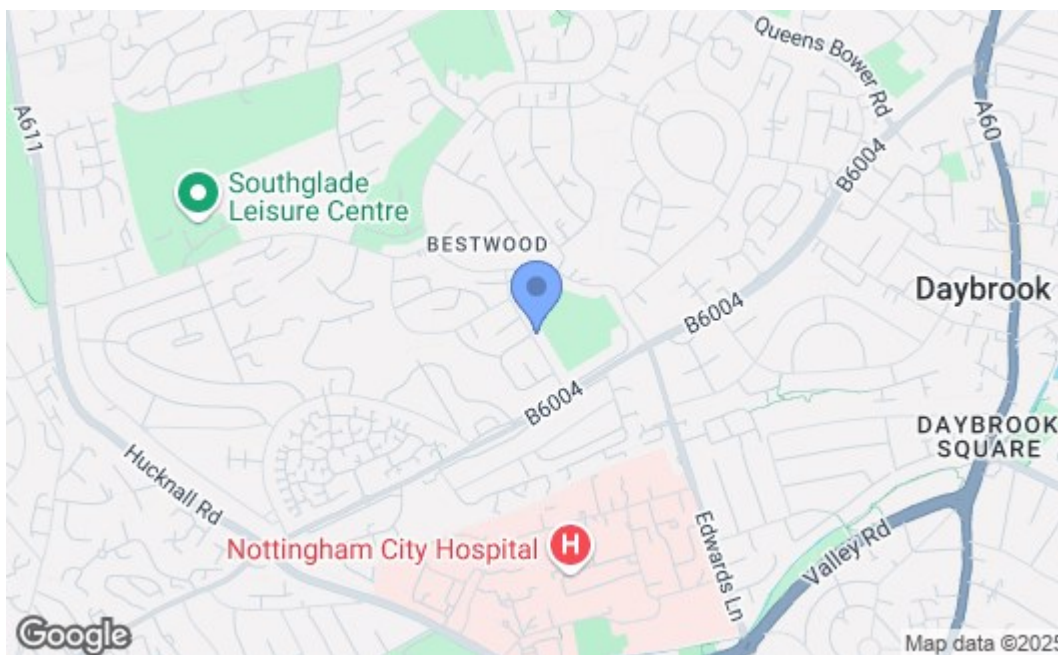
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.