



**Cairns Close**  
**Bestwood, Nottingham NG5 5JE**

**Guide Price £160,000 Freehold**

A FANTASTIC THREE BEDROOM, MID  
TERRACED FAMILY HOME SITUATED IN  
BESTWOOD, NOTTINGHAM



\*\* GUIDE PRICE £160,000 - £170,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, MID TERRACED FAMILY HOME situated in BESTWOOD, 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!

Upon entry, you are welcomed into the entrance hallway which lead through to the ground floor WC, dining room with under stair storage, kitchen with fitted units and lounge. Stairs leading to landing, first double bedroom with fitted wardrobes, second double bedroom with fitted storage, third bedroom and family bathroom with three piece suite and storage cupboard.

To the front is laid to lawn with shrubbery and pathway to front door, whilst the rear offers an enclosed laid to lawn garden.

A viewing is a MUST for this GREAT STARTER HOME - Contact the office now to arrange your viewing!



### Entrance Hallway

6'5" x 3'1" approx (1.98 x 0.95 approx)

UPVC double glazed opaque entrance door leading into the Entrance Hallway. Carpeted flooring. Ceiling light point. Coving to the ceiling. Internal door leading into the Dining Room and Ground Floor WC

### Dining Room

10'8" x 8'7" approx (3.26 x 2.64 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Carpeted staircase leading to the First Floor Landing. Built-in under the stairs storage cupboard (2.16 x 0.88 m approx.) Archway open through to the Kitchen and Lounge

### Kitchen

8'10" x 10'11" approx (2.70 x 3.34 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Partially tiled walls. Ceiling light point. Range of wall base and drawer units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap above. Integrated oven. Beko 4 ring gas hob with extractor unit above. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Integrated fridge and freezer

### Lounge

15'10" x 14'0" approx (4.84 x 4.29 approx)

UPVC double glazed opaque composite entrance door leading to the rear garden. UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling

### Ground Floor WC

3'2" x 6'0" approx (0.97 x 1.85 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Partially tiled walls. Wall mounted sink with hot and cold tap. WC. Wall mounted electrical consumer unit

### First Floor Landing

5'6" x 13'11" approx (1.7 x 4.26 approx)

Carpeted flooring. Ceiling light point. Coving to the ceiling. Built-in storage cupboard (1.66 x 1.36 m approx.) Internal door leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

12'7" x 9'3" approx (3.85 x 2.84 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in double wardrobes and over the bed storage

### Bedroom 2

11'1" x 10'11" approx (3.38 x 3.35 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in shelving and over the bed storage

### Bedroom 3

6'2" x 12'0" approx (1.90 x 3.66 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Family Bathroom

10'9" x 6'2" approx (3.29 x 1.90 approx)

UPVC double glazed window to the front elevation. Vinyl flooring. Fully tiled walls. Wall mounted radiator. Ceiling light point. Coving to the ceiling. White 3 piece suite comprising of a panel bath with hot and cold taps with electric shower handheld shower above, wall mounted hand wash basin with hot and cold taps and a WC. Built-in storage cupboard (1.65 x 0.48 m approx.)

### Front of Property

To the front of the property there is a gated front garden with a laid to lawn area, shrubbery and slate areas with pathway to the front entrance. Fencing surrounding. On road parking

### Rear of Property

To the rear of the property there is a gated laid to lawn garden with fencing surrounding and pathway to the rear

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham City

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

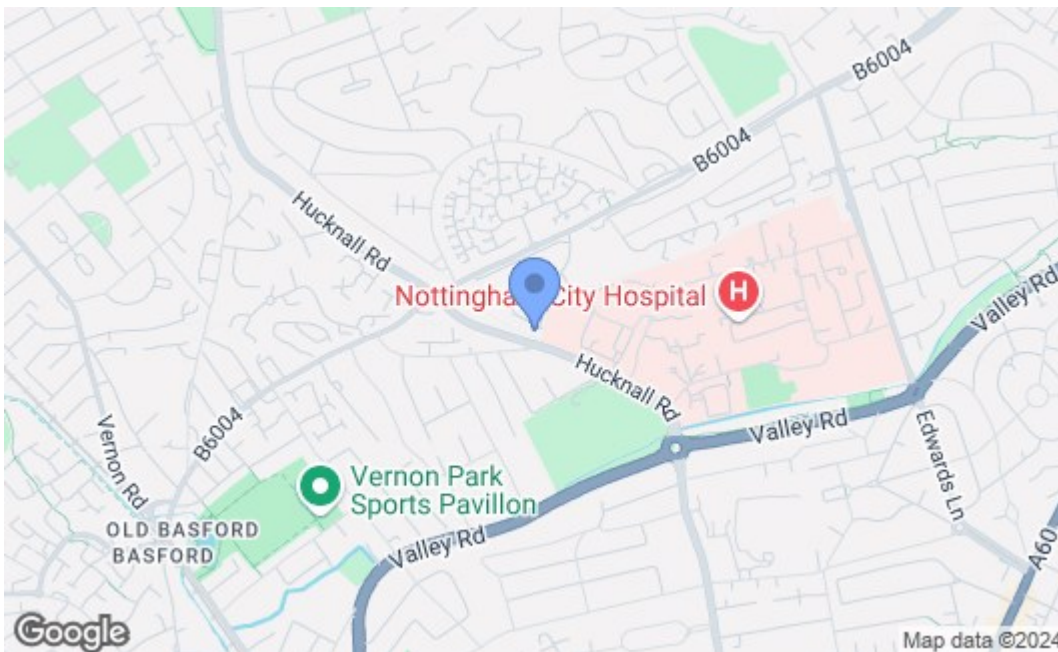
Non-Standard Construction: No

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			89
(81-91) B			
(69-80) C		67	
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.