



Eastglade Road  
Bestwood, Nottingham NG5 5JZ

A THREE BEDROOM, SEMI-DETACHED  
PROPERTY LOCATED IN BESTWOOD,  
NOTTINGHAM.

**Guide Price £165,000 Freehold**





\*\*\*GUIDE PRICE £165,000 - £175,000\*\*\*

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE-BEDROOM, SEMI-DETACHED property situated in BESTWOOD, NOTTINGHAM.

The property itself sits favorably within walking distance of nearby schooling. There is easy access to Arnold Town center where there is a wide variety of national and independent retailers, shopping facilities and transport links.

Upon entry, you are welcomed into the entrance hallway which leads to the large lounge/dining room, fitted kitchen and utility room/lobby. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom and the family bathroom.

To the front and rear are enclosed gardens. The front offers a pathway to the entrance door and secure gated access to the enclosed rear garden, driveway and GARAGE.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office to arrange your viewing.





### Entrance Hallway

8'9 x 3'8 approx (2.67m x 1.12m approx)

UPVC double glazed leaded entrance door to the front elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in meter cupboard. Alarm control panel. Staircase to the First Floor Landing. Panel door leading into the Lounge Diner

### Lounge Diner

22'5 x 10'6 approx (6.83m x 3.20m approx)

UPVC double glazed leaded bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiators. Ceiling light points. Ceiling roses. Coving to the ceiling. Fireplace with wooden mantel and surround. Internal panel door leading into Fitted Kitchen. Sliding double glazed patio doors leading out to the enclosed landscaped rear garden

### Fitted Kitchen

11' x 7'8 approx (3.35m x 2.34m approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Space and point for freestanding gas cooker. Space and plumbing for automatic washing machine, Archway leading through to the Utility Room

### Utility Room

7'6 x 5'8 approx (2.29m x 1.73m approx)

Carpeted flooring. Ceiling light point. Space and point for freestanding fridge and freezer. Wall mounted Glow Worm gas central heating boiler. Built-in under the stairs storage cupboard offering useful additional storage space. UPVC double glazed door to the side elevation leading out to driveway

### First Floor Landing

Carpeted flooring. Ceiling light point. Airing cupboard housing hot water cylinder with additional storage space. Loft access hatch. Panel doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'08 x 10'2 approx (3.56m x 3.10m approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in over the stairs storage cupboard offering useful additional storage space

### Bedroom 2

11'4 x 10'10 approx (3.45m x 3.30m approx)

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

### Bedroom 3

11'07 x 5'07 approx (3.53m x 1.70m approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard offering useful additional storage space

### Family Bathroom

7'08 x 7'02 approx (2.34m x 2.18m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and electric shower unit above, pedestal hand wash basin with hot and cold taps and a low level WC

### Front of Property

To the front of the property there is a gated driveway providing off the road parking, pathway to the front entrance, garden laid to lawn and fencing to the boundaries

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden being made mainly to lawn with shrubbery and trees, a paved patio area, concrete sectional garage and fencing to the boundaries

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

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

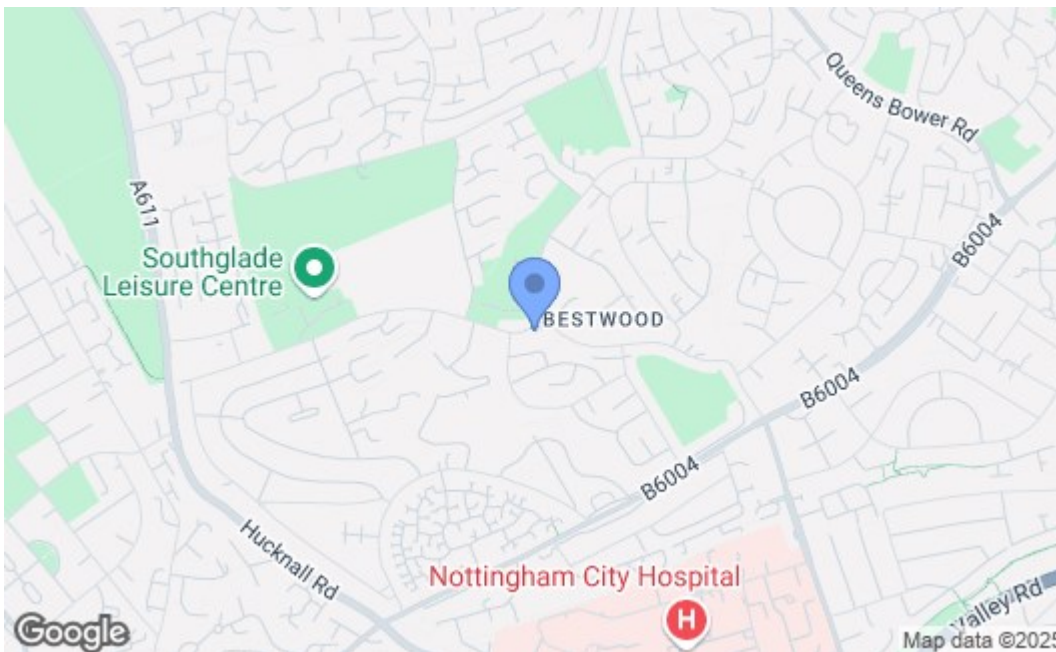
Non-Standard Construction: No

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			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.