



**Leybourne Drive
Bestwood, Nottingham NG5 5GQ**

Guide Price £120,000 Freehold

A TWO-BEDROOM MID-TERRACE
REQUIRING COSMETIC IMPROVEMENT
WORKS.



**** GUIDE PRICE £120,000 - £130,000 ** MODERNISATION REQUIRED ****

Robert Ellis Estate Agents are delighted to present to the market this TWO-BEDROOM MID-TERRACE REQUIRING COSMETIC IMPROVEMENT WORKS. The property is situated in BESTWOOD, NOTTINGHAM. Selling with the benefit of NO UPWARD CHAIN and would make an ideal opportunity for an investor or a first-time buyer to add value to.

Conveniently located in the popular area of Bestwood, this family property sits favourably within walking distance of nearby schooling and proximity to Arnold Town Centre featuring a variety of national and independent retailers, shopping facilities, and transport links alongside easy access to the Nottingham city centre. The nearby City Hospital further enhances its appeal, making it an ideal choice for NHS workers.

Deriving the benefit of modern conveniences such as gas central heating and UPVC double glazing, alongside being constructed of brick to the external elevation all under a tiled roof.

In brief, the property comprises a driveway with a front garden with mature shrubs and plants. Inside, a welcoming entrance hallway leads to the living room. The spacious living room, bathed in natural light, flows seamlessly into the kitchen diner. The kitchen diner with fitted wall and base units, an integrated oven, ample space for dining, a door leading to the rear garden and a pantry providing additional storage space. Upstairs, the first-floor landing leads to TWO DOUBLE bedrooms, a spacious family bathroom featuring a three-piece suite. To the rear of the property, the enclosed tiered garden laid to lawn with the garden surrounded by fencing and secure rear gated access.

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



Entrance Porch

UPVC double glazed leaded door to the front, tiled floor, stairs to the first floor, recessed spotlights to the ceiling, coat hooks and internal panelled door to:

Living Room

14'11" x 11'2" approx (4.55m x 3.40m approx)

UPVC double glazed window to the front elevation, wall mounted double radiator, ceiling light point, laminate flooring, built-in cupboards either side of the chimney recess housing electrical consumer unit and further storage. Internal panelled door to:

Dining Kitchen

14'10" x 8'7" approx (4.52m x 2.62m approx)

With a range of matching wall and base units with work surfaces over, double stainless steel sink with mixer tap above, integrated oven with four ring gas hob over and stainless steel extractor hood above, wall mounted gas central heating combination boiler, UPVC double glazed window to the rear and UPVC double glazed door to the rear garden, wall mounted radiator, ample space for dining table, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, tiled splashbacks and panelled door to:

Pantry

2'9" x 6'10" approx (0.84m x 2.08m approx)

Recessed spotlight to the ceiling, tiled floor, providing additional storage space.

First Floor Landing

Ceiling light point, loft access hatch and panelled doors to:

Bedroom 1

9'10" x 14'7" approx (3.00m x 4.45m approx)

UPVC double glazed window to the front elevation, wall mounted double radiator, ceiling light point, built-in walk-in wardrobes providing ample storage.

Bedroom 2

9'10" x 10'1" approx (3.00m x 3.07m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in storage cupboard.

Bathroom

7'1" x 7'10" approx (2.16m x 2.39m approx)

UPVC double glazed window to the rear elevation, three piece suite comprising of a panelled bath, low flush WC, pedestal wash hand basin, part panelling to the walls, tiled splashbacks, ceiling light point and chrome heated towel rail.

Outside

To the front of the property there is a driveway providing off road parking, garden laid to lawn, pathway to the front entrance door.

To the rear there is an enclosed garden with tiered lawned areas, rear gated access, fencing to the boundaries and paved patio areas, steps up to the rear garden.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 5 1mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

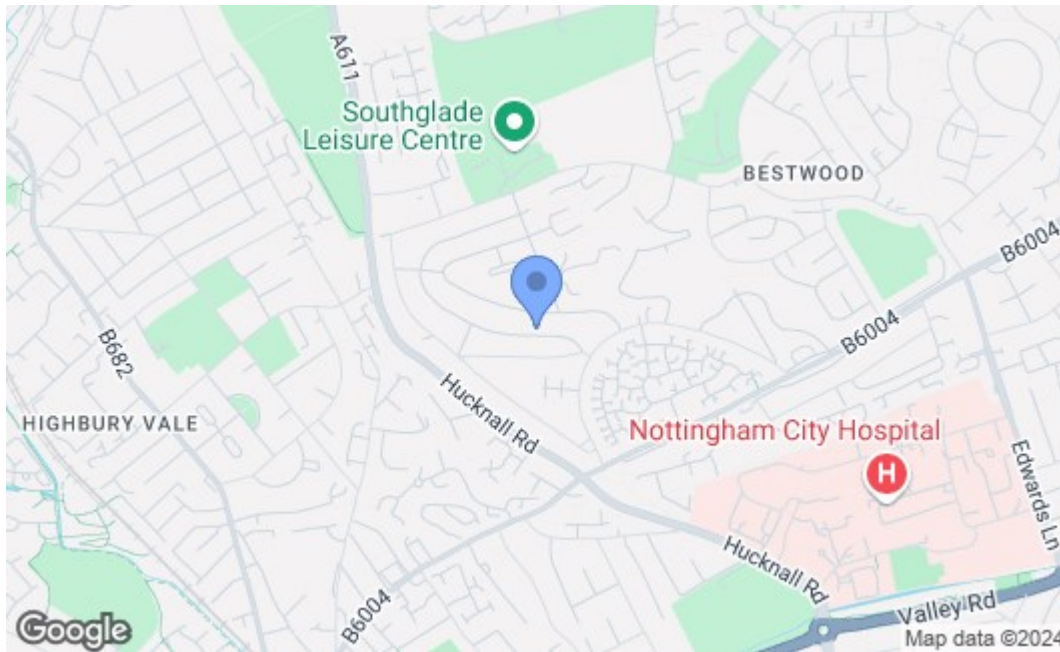
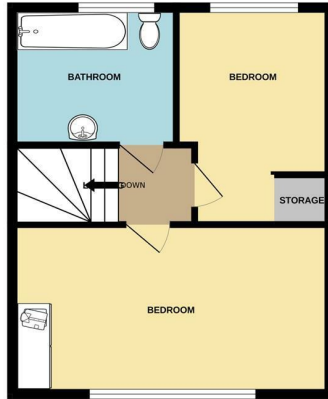
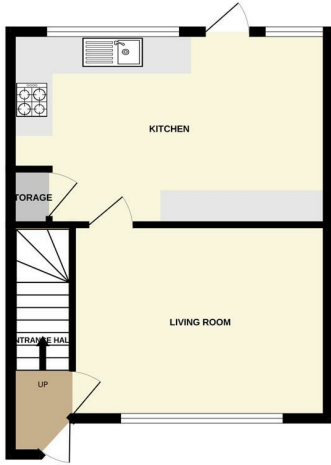
Non-Standard Construction – No

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		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.