



**Beckhampton Road
Bestwood, Nottingham NG5 5LE**

A THREE BEDROOM MID TERRACE
PROPERTY SITUATED IN BESTWOOD,
NOTTINGHAM.

Guide Price £170,000 Freehold



** GUIDE PRICE £170,000 - £180,000 ** CALLING ALL FIRST TIME BUYERS AND INVESTORS **

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM mid terrace property situated in Bestwood, Nottingham.

Conveniently located in the popular area of Bestwood, this charming home sits favourably within walking distance of nearby schooling and within close 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.

In brief the property comprises of an entrance hallway, open plan lounge/diner, kitchen and breakfast area, two double bedrooms and third bedroom, a shower room and a first floor WC.

To the front of the property there is a gated low maintenance pebble garden with shrubbery. To the rear, there is an enclosed rear tiered garden with a paved patio area, steps leading up to a laid to lawn garden with shrubbery and secure gated access to the rear of the garden.

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



Entrance Hallway

UPVC double glazed composite entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Staircase to the first floor landing. Built-in storage cupboard. Internal doors leading into the lounge diner and the breakfast area.

Lounge Diner

11'3" x 23'7" approx (3.44 x 7.19 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Feature electric fireplace with wooden mantel, tiled hearth and brick surround. TV point. Internal doors leading into the kitchen. UPVC double glazed sliding doors leading out to the enclosed rear garden.

Breakfast Area

5'6" x 6'11" approx (1.68 x 2.12 approx)

Lino flooring. Range of fitted wall units. Fitted breakfast bar. Built-in under the stairs storage cupboard. Internal door leading into the kitchen.

Kitchen

11'5" x 7'7" approx (3.50 x 2.32 approx)

UPVC double glazed door to the rear elevation leading out to the enclosed rear garden. UPVC double glazed window to the rear elevation. Lino flooring. Tiled splashbacks. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated eye level double oven. 4 ring gas hob with extractor unit above. Space and plumbing for an automatic washing machine. Wall mounted combination boiler unit.

First Floor Landing

Carpeted flooring. Loft access hatch. Built-in storage cupboard. Internal doors leading into bedroom 1, 2, 3, family bathroom and first floor WC.

Bedroom 1

10'2" x 11'4" approx (3.11 x 3.46 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in triple wardrobes, bedside tables, storage cupboards, over the bed storage and over the stairs storage cupboard.

Bedroom 2

10'8" x 11'2" approx (3.26 x 3.41 approx)

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

Bedroom 3

3'10" x 11'5" approx (1.17 x 3.49 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in over the stairs storage cupboard

Family Bathroom

UPVC double glazed window to the rear elevation. Lino flooring. Fully tiled walls. Wall mounted radiator. Panel bath with hot and cold taps and electric shower above, hand basin with hot and cold taps and a low level flush WC.

First Floor WC

UPVC double glazed window to the rear elevation. Lino flooring. Partially tiled walls. WC

Front of Property

To the front of the property there is a gated low maintenance pebble garden with shrubbery, a paved pathway to the front entrance and hedging to the borders.

Rear of Property

To the rear of the property there is an enclosed rear tiered garden with a paved patio area, steps leading up to a laid to lawn garden with shrubbery, a paved pathway to the secure gated access to the rear of garden, space for shed and hedging and fencing to the borders.

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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

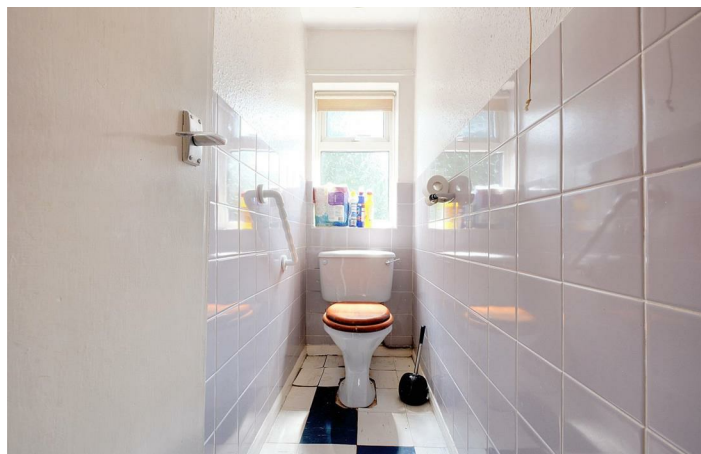
Flood Risk: No flooding in the past 5 years

Flood Defences: No

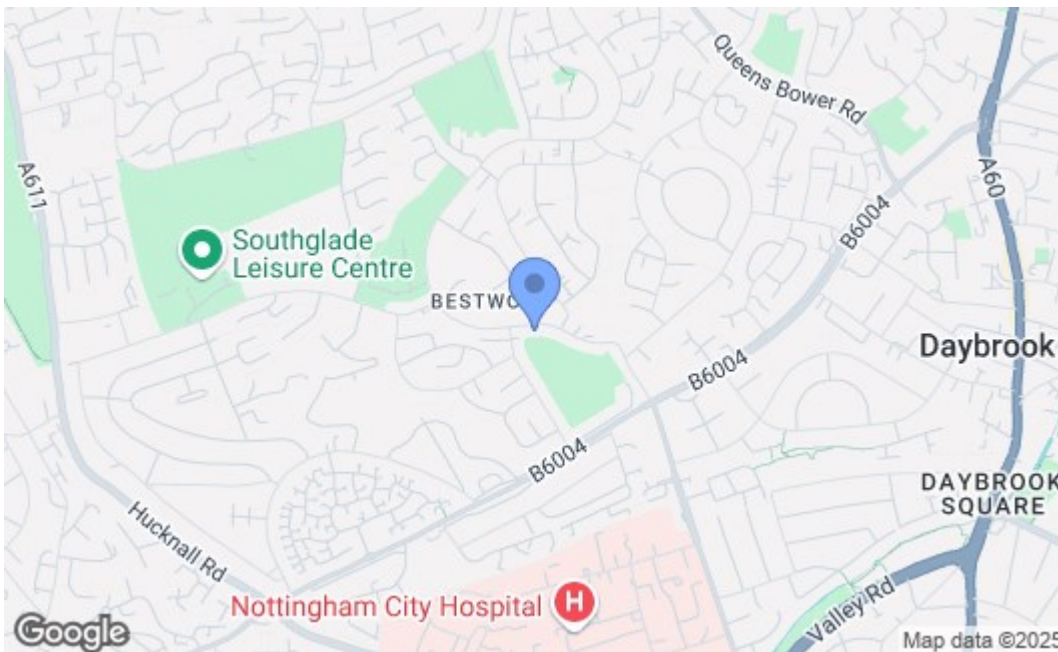
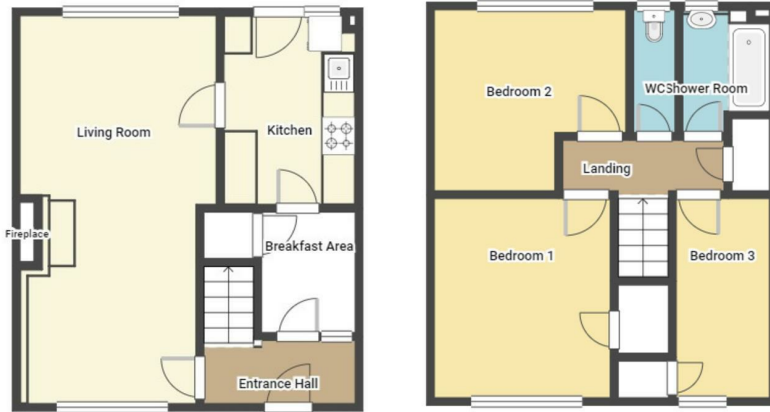
Non-Standard Construction: No

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		67	
(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.