



Alexander Gardens
Bestwood Village, Nottingham NG6
0114
Guide Price £220,000 Freehold

A TWO-BEDROOM END OF TERRACE
PROPERTY SITUATED IN BULWELL,
NOTTINGHAM



IDEAL FIRST-TIME BUYGuide Price £220,000 - £230,000***

Robert Ellis Estate Agents are delighted to bring to the market this TWO-BEDROOM, END-OF-TERRACE HOME, located in the popular area of Bestwood Village, Nottingham. Ideally situated close to local schools, shops, and excellent transport links, with easy access to the M1 and City Hospital, this property offers convenience and comfort.

Upon entering the property, you are greeted by a spacious hallway leading to a modern kitchen with dining space, a downstairs WC, and an open-plan lounge diner. The French doors from the lounge provide direct access to the enclosed, low-maintenance rear garden, which is laid to lawn with side access leading to the block-paved driveway.

Upstairs, the home comprises two generous double bedrooms and a family bathroom complete with a three-piece suite.

This property is the perfect opportunity for first-time buyers or investors. Call the office today to arrange your viewing and avoid missing out!



Entrance Hallway

15'1" x 6'5" approx (4.60m x 1.96m approx)
Modern UPVC double glazed composite door to the front elevation leading into the entrance hallway. Staircase leading to the first floor landing. Wall mounted radiator. Ceiling light points Alarm control panel. Internet connection point. Panel doors leading into the kitchen diner, ground floor cloakroom and lounge diner.

Kitchen Diner

8'1" x 14'04" approx (2.46m x 4.37m approx)
UPVC double glazed window to front elevation. Wall mounted radiator. Recessed spotlights to ceiling. A range of matching wall and base units incorporating laminate worksurfaces above. 1 1/2 bowl stainless steel sink with swan neck dual heat tap over. Integrated oven with 4 ring gas hob over and extractor unit above. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Wall mounted Baxi gas central heating combination boiler providing hot water and central heating housed within matching cabinet. Ample space for dining table.

Lounge Diner

11'1" x 14'09" approx (3.35m x 4.50m approx)
UPVC double glazed window to the side elevation. UPVC double glazed French doors providing access to the enclosed rear garden. Wall mounted radiator. Ceiling light points. TV point.

Ground Floor Cloakroom

2'9" x 5'09" approx (0.84m x 1.75m approx)
Luxury vinyl tile flooring. Tiled splash backs. Ceiling light point. Extractor fan. Vanity hand wash basin with storage cupboards below. Low level flush WC

First Floor Landing

Loft access hatch. Ceiling light point. Panel doors leading into bedroom 1, 2 and the family bathroom.

Bedroom 1

9'11" x 14'10" approx (3.02m x 4.52m approx)
2 x UPVC double glazed windows to the front elevation with an additional UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard over the stairs, providing useful additional storage space. TV point.

Bedroom 2

8'10" x 14'08" approx (2.69m x 4.47m approx)
UPVC double glazed windows to the side and rear elevations. Wall mounted radiator. Ceiling light point.

Family Bathroom

7'11" x 5'11" approx (2.41m x 1.80m approx)
Luxury vinyl tile flooring. Tiled splash backs. Ceiling light point. Extractor fan. Modern white three piece suite comprising of a panel bath with mains fed shower above, semi recessed vanity wash hand basin with storage cupboards below and a low level flush WC.

Front of Property

To the front of the property there is a blocked paved driveway providing off the road parking, an additional low maintenance gravel area with further optional car standing and electrical car charging point alongside secure gated access to the enclosed rear garden.

Rear of Property

To the rear of the property there is an enclosed landscape garden featuring a block paved patio area, fencing to the boundaries, external sockets, external lighting, secure gate access to front elevation with wooden sleeper borders.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Ashfield

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

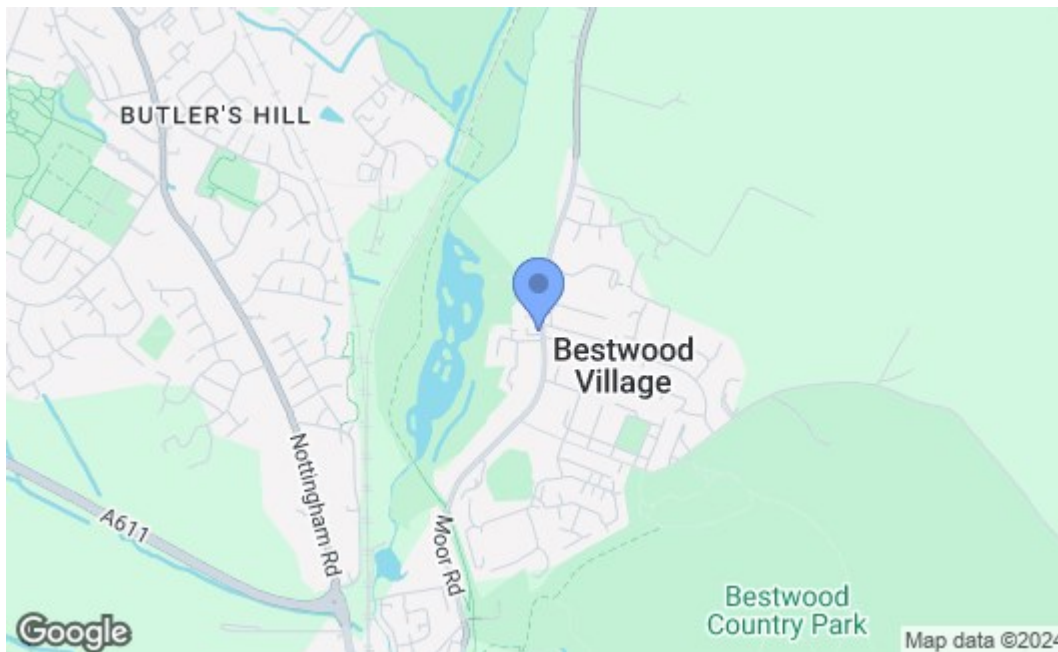
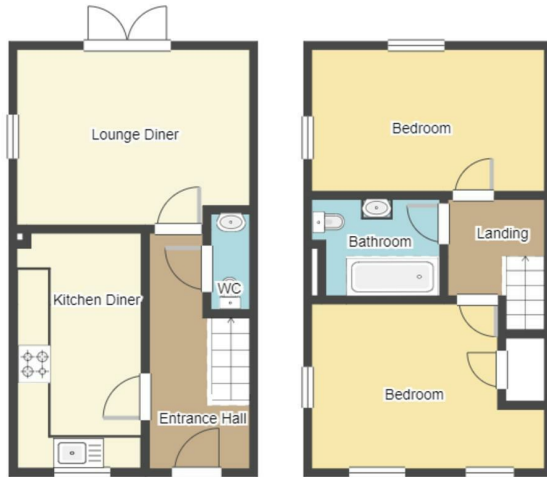
Any Legal Restrictions: No

Other Material Issues: No

981NM/HM



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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 (CO ₂) 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.