



**Winterton Rise  
Bestwood, Nottingham NG5 5NU**

A FANTASTIC THREE BEDROOM, END OF  
TERRACE HOME SITUATED IN BESTWOOD,  
NOTTINGHAM.

**Offers In The Region Of £185,000 Freehold**



**\*\* IDEAL FTB OR INVESTMENT PURCHASE \*\***

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, END OF TERRACE HOME situated in BESTWOOD, NOTTINGHAM. Selling with the benefit of NO UPWARD CHAIN.

Conveniently located in the popular area of Bestwood, this family property sits favourably within walking distance of nearby schooling and within 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, UPVC double glazing, and new carpets throughout. Constructed of brick to the external elevation all under a tiled roof.

In brief the property comprises, driveway with a front garden with mature shrubs and trees. Inside, a welcoming entrance hallway leads to the living room. The spacious living room flows seamlessly into the kitchen diner. The kitchen diner with fitted wall and base units, integrated oven, ample space for dining, a door leading to the utility room and access to the enclosed rear garden.

Upstairs, the first floor landing leads to three bedrooms, a family bathroom featuring a modern two piece suite and separate WC.

To the rear of the property, the enclosed laid to lawn garden surrounded by mature shrubs, patio area and decked area.

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



### Entrance Hallway

4'1 x 18'5 approx (1.24m x 5.61m approx)

UPVC double glazed entrance door to side elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard housing meter. Staircase leading to the first floor landing. Panel door leading into the living room.

### Living Room

14'08 x 14' approx (4.47m x 4.27m approx)

UPVC double glazed window to front elevation. Wall mounted double radiator. Ceiling light point. Feature decorative fireplace incorporating electric fire. Internal panel door leading into the kitchen diner.

### Kitchen Diner

12'5 x 9'06 approx (3.78m x 2.90m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Wall mounted radiator. Tiled splashbacks. Ceiling light point. A range of matching wall and base units incorporating laminate worksurfaces above. 1 1/2 bowl stainless steel sink with dual heat tap over. Integrated oven with four ring gas hob and extractor unit above. Space and point for a freestanding fridge freezer. Panel door leading into the utility room.

### Utility Room

5'2 x 9'07 approx (1.57m x 2.92m approx)

UPVC double glazed window to the side elevation. UPVC double glazed door providing access to rear garden. Wall mounted Baxi gas central heating combination boiler providing hot water and central heating to the property. Space and plumbing for an automatic washing machine. Under the stairs storage cupboard providing useful additional storage space.

### First Floor Landing

Loft access hatch. Ceiling light point. Built-in storage cupboard with shelving. Panel doors leading into bedroom 1, 2, 3, family bathroom and separate WC.

### Bedroom 1

10'1 x 12'9 approx (3.07m x 3.89m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point.

### Bedroom 2

9'09 x 10'7 approx (2.97m x 3.23m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

### Bedroom 3

10' x 7'08 approx (3.05m x 2.34m approx)

UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point. Built-in over the stairs storage cupboard.

### Family Bathroom

6'03 x 4'11 approx (1.91m x 1.50m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Panel bath with electric shower over. Pedestal wash hand basin.

### Separate WC

5'08 x 2'11 approx (1.73m x 0.89m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Ceiling light point. Low level flush WC

### Front of Property

To the front of the property there is a driveway providing off the road parking, fencing and hedges to the boundaries, garden laid to lawn with mature trees providing privacy.

### Rear of Property

To the rear of the property there is an enclosed rear garden featuring fencing and hedging to the boundaries, raised decked area, raised patio area and a garden laid to lawn.

### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

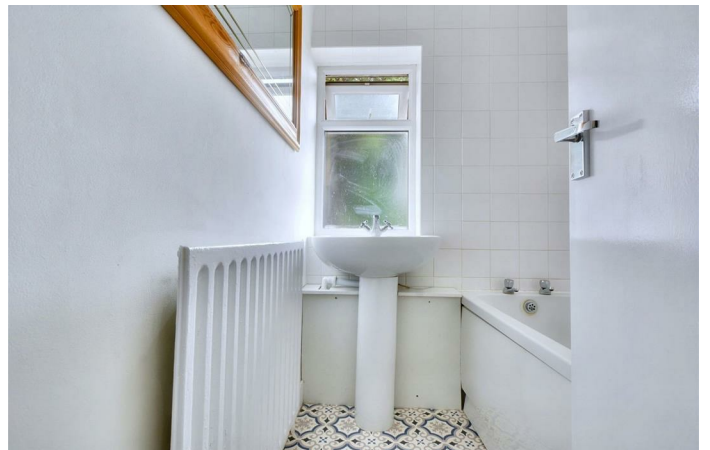
Flood Risk: No flooding in the past 5 years

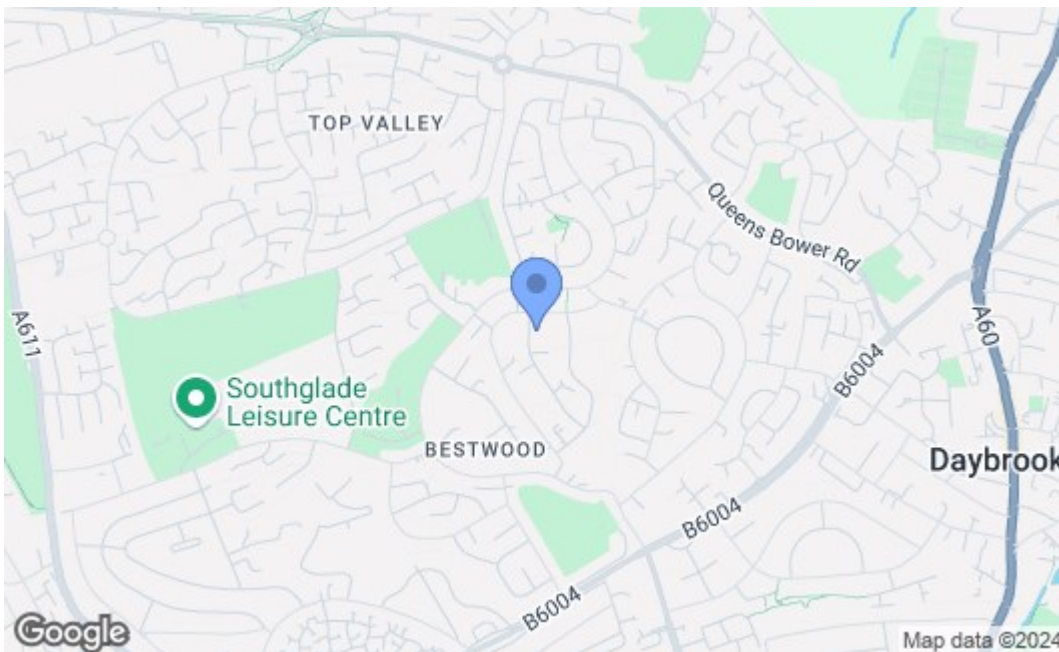
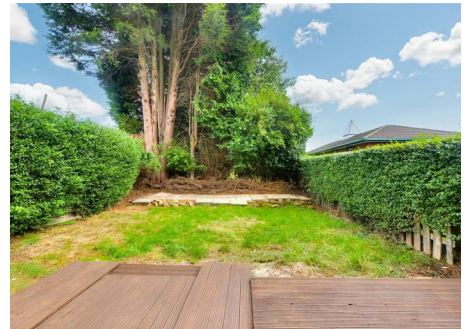
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			
<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.