



**Andover Road  
Bestwood, Nottingham NG5 5FB**

**Guide Price £155,000 Freehold**

A TWO BEDROOM MID TERRACE  
PROPERTY SITUATED IN BESTWOOD,  
NOTTINGHAM - PERFECT FOR BTL  
INVESTORS.



Robert Ellis Estate Agents are delighted to offer to the market this two-bedroom mid-terrace property is an ideal choice for first-time buyers and small families alike. Boasting an excellent location, the home provides easy access to a variety of local shops, reputable schools, and convenient transport links, as well as being in close proximity to the City Hospital.

Upon entering the property, you'll discover a bright and inviting living area that boasts warmth and comfort, making it the perfect space to unwind or entertain guests. The well-appointed modern kitchen is designed for both functionality and style, offering ample storage and workspace.

Upstairs, you'll find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The property also includes a contemporary bathroom, ensuring convenience for everyday living.

Step outside to the low-maintenance garden, a wonderful outdoor space ideal for enjoying sunny afternoons, hosting barbecues, or simply relaxing in a tranquil setting.

This property is not only about comfort; it also boasts an enviable location. With essential amenities just a stone's throw away and excellent transport links nearby, commuting to the city centre and surrounding areas is a breeze.

Don't miss out on this fantastic opportunity to own a charming home in a prime location. Schedule your viewing today and see for yourself the wonderful lifestyle this property has to offer!



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Staircase leading to the first floor landing. Internal door leading into the lounge.

### Lounge

14'7" x 10'11" approx (4.45 x 3.35 approx)  
Double glazed window to the front elevation. Wood effect laminate flooring. Wall mounted radiator. Coving to the ceiling. TV point. Feature fireplace. Built-in storage cupboard. Internal door leading into the kitchen diner.

### Kitchen Diner

8'4" x 11'7" approx (2.56 x 3.55 approx)  
2 x Double glazed windows to the front elevation. Lino Flooring. Wall mounted radiator. Tiled splashbacks. A range of wall, base and drawer units with worksurfaces over, incorporating a double sink and drainer unit with dual heat tap. Built-in pantry area. Space and plumbing for a freestanding dishwasher. 4 ring induction hob with a built-in extractor unit above. Integrated electric cooker. Internal door leading into the utility room.

### Utility Room

8'5" x 5'8" approx (2.57 x 1.75 approx)  
Lino Flooring. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Internal door leading into the store. Rear entrance door leading into the enclosed rear garden.

### Store

Double glazed window to the rear elevation. Combination boiler.

### First Floor Landing

Carpeted flooring. Access to the loft (boarded with pull down ladder and lighting) Internal doors leading into bedroom 1, 2 and family bathroom.

### Bedroom 1

14'7" x 9'8" approx (4.45 x 2.95 approx)  
Double glazed window to the front elevation. Wood effect laminate flooring. Wall mounted radiator. Built-in storage cupboard.

### Bedroom 2

10'0" x 9'9" approx (3.05 x 2.99 approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

### Family Bathroom

7'10" x 6'11" approx (2.39 x 2.11 approx)  
Double glazed window to the rear elevation. Lino flooring. Tiled splashbacks. Wall mounted heated towel rail. 3 piece suite comprising of a bath with a dual heat tap and electric shower above, vanity hand wash basin with dual heat tap and a WC.

### Front of Property

To the front of the property there is a driveway providing off the road parking, surrounded by fencing and steps leading to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area leading to a gated area with artificial lawn, gated access at rear to bin area and surrounded by fencing.

### 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			
(55-68) D		66	
(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.