



Millidge Close,  
Bestwood, Nottingham  
NG5 5UU

**£190,000 Freehold**



\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*

A fantastic opportunity to purchase this well-presented three-bedroom end-terraced home, ideally suited to first-time buyers or growing families. Situated in a highly sought-after location, just a short walk from Nottingham City Hospital, the property benefits from excellent transport links into the City Centre and is within easy reach of a range of local amenities, schools, and shops.

The property is beautifully maintained throughout and offers a spacious and versatile living space. Upon entering through the composite front door, you are welcomed into a bright and inviting entrance hall, leading to a well-appointed W/C, a generously sized living room, and a modern fitted kitchen diner with ample storage and workspace. To the rear, the conservatory provides a wonderful additional reception space, perfect for entertaining or simply relaxing while enjoying views of the garden.

To the first floor, there are three well-proportioned bedrooms, offering comfortable accommodation for a family, along with a modern bathroom suite. The boarded loft space provides excellent additional storage, making the home as practical as it is stylish.

Externally, the property boasts a private enclosed garden, featuring two decking areas, a well-maintained lawn, and a secure shed, providing the perfect outdoor space for relaxing or entertaining. To the rear, there is the added benefit of off-road parking for two cars.

With its desirable location, modern interior, and excellent outdoor space, this property is sure to attract a high level of interest. An early viewing is highly recommended to appreciate everything this fantastic home has to offer. No upward chain.



### Front of Property

To the front of the property there is a pathway leading to the front entrance door with a small front garden with mature shrubs and trees.

### Entrance Hallway

8'1 x 6'8 approx (2.46m x 2.03m approx)

Double glazed door to the front elevation, ceiling light point, staircase leading to the first floor landing, laminate floor covering, panelled doors leading off to rooms.

### Ground Floor Cloakroom

3'3 x 5'6 approx (0.99m x 1.68m approx)

Double glazed window to the front elevation, low level flush WC, pedestal wash hand basin, mosaic tiled splashbacks, wall mounted radiator, ceiling light point.

### Living Room

13'05 x 12'05 approx (4.09m x 3.78m approx)

UPVC double glazed window to the front elevation, two wall mounted radiators, ceiling light point, coving to the ceiling, laminate floor covering, internal glazed French doors leading through to the dining kitchen.

### Dining Kitchen

9' x 15'08 approx (2.74m x 4.78m approx)

A range of matching wall and base units incorporating laminate worksurfaces above, built-in oven, four ring stainless steel gas hob with extractor hood over, stainless steel sink with swan neck mixer tap above, space and plumbing for a freestanding dishwasher, space and plumbing for a freestanding washing machine, space and point for fridge freezer, mosaic tiled splashbacks, luxury vinyl tiled flooring, ceiling light point, laminate floor covering, under stairs storage providing useful additional storage space with built-in shelving and ceiling light point, ample space for dining area, wall mounted radiator, wall mounted refitted Worcester Bosch central heating combination boiler providing hot water and central heating to the property, double glazed French doors leading through to the conservatory offering additional rear reception space.

### Conservatory

8'1 x 8'2 approx (2.46m x 2.49m approx)

UPVC double glazed French doors leading to the landscaped rear enclosed garden, UPVC double glazed windows to side and rear elevations, tiling to the floor, light and power.

### First Floor Landing

Loft access hatch, ceiling light point, UPVC double glazed window to the side elevation, laminate floor covering, large spacious storage cupboard with shelving providing useful additional storage space, panelled doors leading off to rooms.

### Bedroom One

9'6 x 12'5 approx (2.90m x 3.78m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate floor covering.

### Bedroom Two

10' x 9'6 approx (3.05m x 2.90m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering.

### Bedroom Three

6'9 x 8'6 approx (2.06m x 2.59m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering, built-in wardrobe over the stairs providing useful additional storage space.

### Family Bathroom

6'9 x 5'6 approx (2.06m x 1.68m approx)

Modern white three piece suite comprising, panelled bath with mains fed shower over, pedestal wash hand basin with tiled splashbacks, low level flush WC, UPVC double glazed window to the front and rear elevations, wall mounted radiator, ceiling light point, built-in storage cupboard, extractor fan.

### Rear of Property

To the rear of the property there is an enclosed rear garden incorporating two decked areas offering seating space, hedges and fencing to the boundaries, space for garden shed.

The property benefits from having allocated parking to the rear elevation.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: O2, Vodafone, EE, Three

Sewage: Mains supply

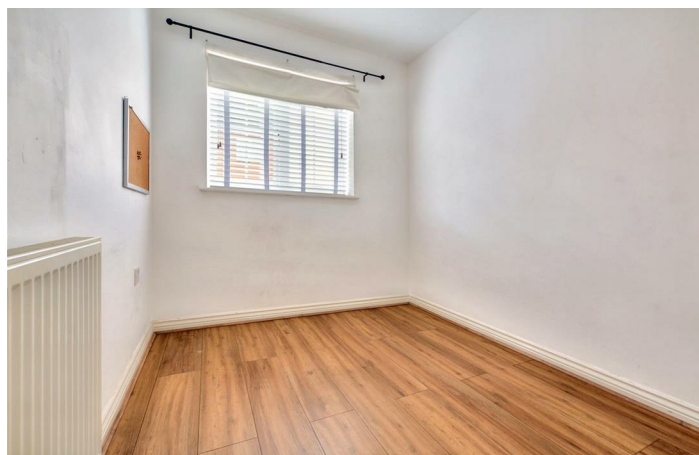
Flood Risk: No flooding in the past 5 years

Flood Defences: No

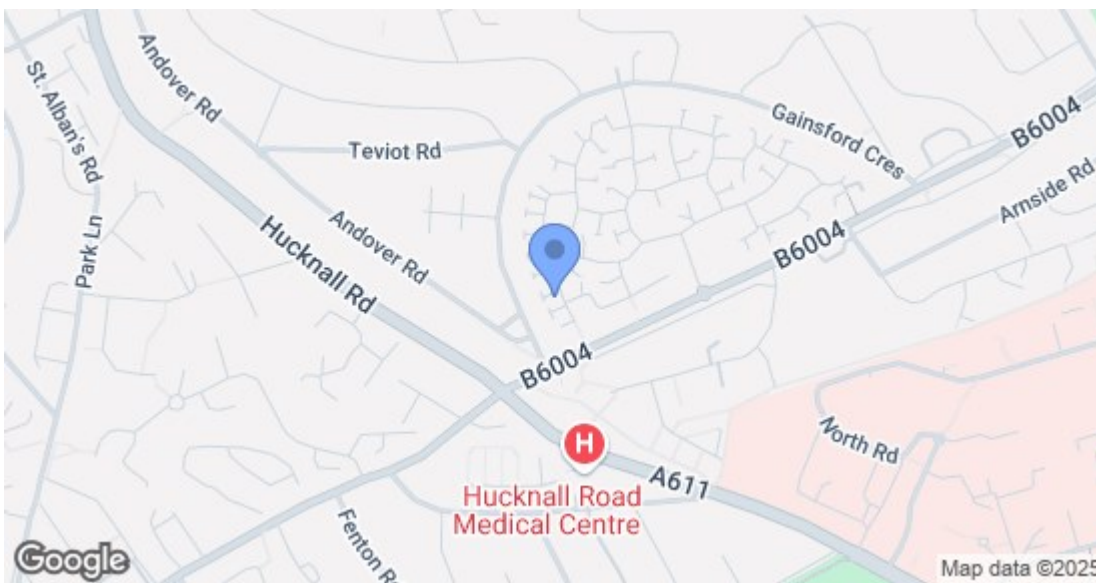
Non-Standard Construction: No

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   |  |                         | 90        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 72                      |           |
| (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 |           |
| 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.