



**Teviot Road  
Bestwood, Nottingham NG5 5GT**

**A WELL PRESENTED THREE BEDROOM  
MID TERRACE PROPERTY SITUATED IN  
BESTWOOD, NOTTINGHAM!**

**Asking Price £170,000 Freehold**





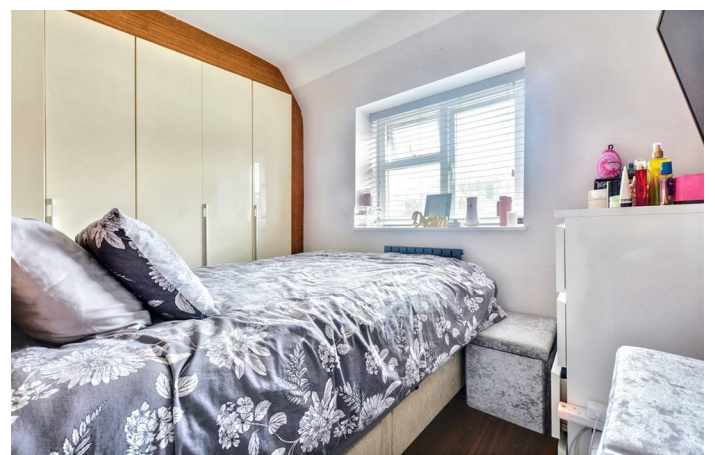
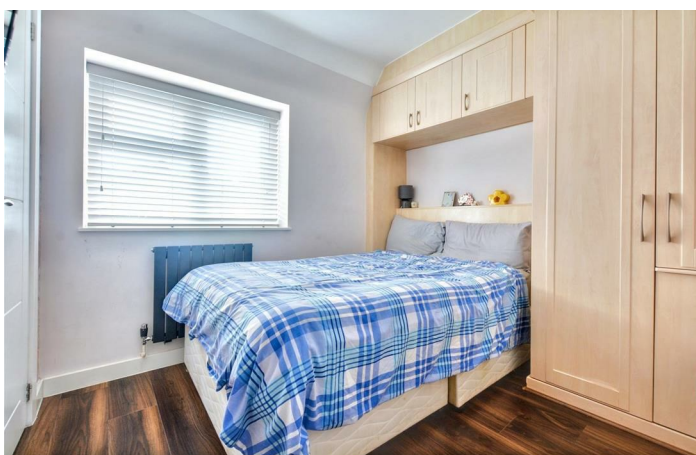
We are delighted to offer this well-presented three-bedroom mid-terrace property, situated in the sought-after area of Bestwood, Nottingham. This home provides a great opportunity for both first-time buyers and growing families, with fantastic potential throughout.

As you enter, you'll be welcomed by an inviting entrance hall that leads through to the rest of the property. The kitchen/diner offers a spacious and functional space, ideal for family meals and entertaining guests. The lounge, located at the front of the property, is bright and comfortable, providing a relaxing area for day-to-day living.

Upstairs, you'll find three good-sized bedrooms, each filled with natural light and plenty of space for storage. The family bathroom, located on the first floor, is well-appointed and serves the bedrooms with ease.

Externally, the property benefits from a driveway at the front, offering off-road parking. There's also great potential for the creation of a front garden, which would add to the property's curb appeal and provide additional outdoor space. To the rear, the large garden offers an expansive outdoor area that's perfect for families, pets, or gardening enthusiasts.

This property is ideally located with easy access to local amenities, schools, and transport links, making it a wonderful choice for those seeking both comfort and convenience. The home is also within walking distance to the City Hospital.



### Entrance Hall

Composite front entrance door, archway to kitchen and door to lounge, stairs to the first floor, spotlights to the ceiling.

### Kitchen

8'11" x 14'6" max (2.72m x 4.43m max)

Tiled flooring, wall mounted radiator, double glazed wooden windows to the front and rear, double glazed door to the rear, range of wall, base and drawer units with work surfaces over, inset double bowl sink and drainer with mixer tap, four ring induction hob and oven below, cooker hood above, spotlights to the ceiling, space and plumbing for a washing machine and dishwasher, wall mounted radiator, space for a fridge freezer and tiled splashbacks.

### Lounge

11'1" x 14'10" max (3.4m x 4.54m max)

Tiled flooring, double glazed wooden windows to the front and rear, spotlights to the ceiling, TV point, electric fire with wooden hearth and surround, coving to the ceiling, vertical wall mounted radiator.

### First Floor Landing

Laminate flooring, spotlights to the ceiling, UPVC double glazed window to the rear, archway to:

### Bedroom 1

9'0" x 9'1" max (2.75m x 2.77m max)

Fitted wardrobes, vanity unit, built-in storage, spotlights to the ceiling, double glazed wooden window to the front.

### Bedroom 2

8'8" x 9'1" to wardrobes max (2.65m x 2.78m to wardrobes max)

Laminate flooring, double glazed wooden window to the front, spotlights to the ceiling, built-in wardrobes, wall mounted radiator.

### Bedroom 3

8'0" x 7'8" max (2.46m x 2.35m max)

Built-in wardrobes with vanity unit, UPVC double glazed window to the rear, spotlights.

### Bathroom

Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear, heated towel rail, spotlights to the ceiling, low flush w.c., vanity wash hand basin with mixer tap, bath with mixer tap and mains fed shower and separate shower attachment.

### Outside

There is a hedge a side boundary, fence to the front and side with a gate and off road parking for up to two cars.

The large rear garden is over three tiers, shrubs and plants to the borders and is surrounded by fencing and hedging, has a wooden shed, patio and lawn. There is a side gate for bin access.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 4mbps Superfast 59mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

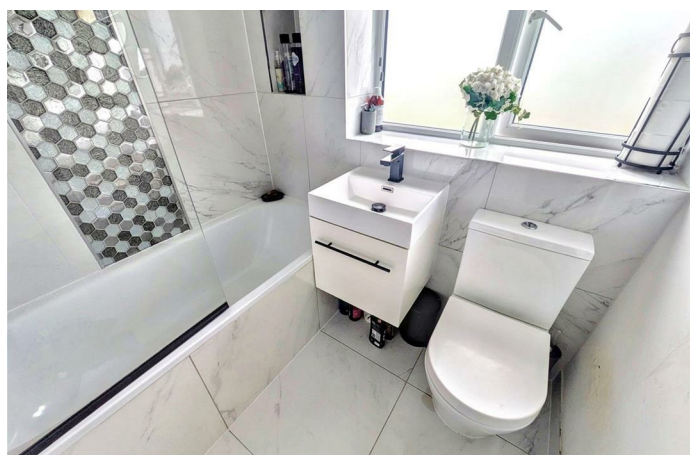
Flood Risk – No, surface water low

Flood Defenses – No

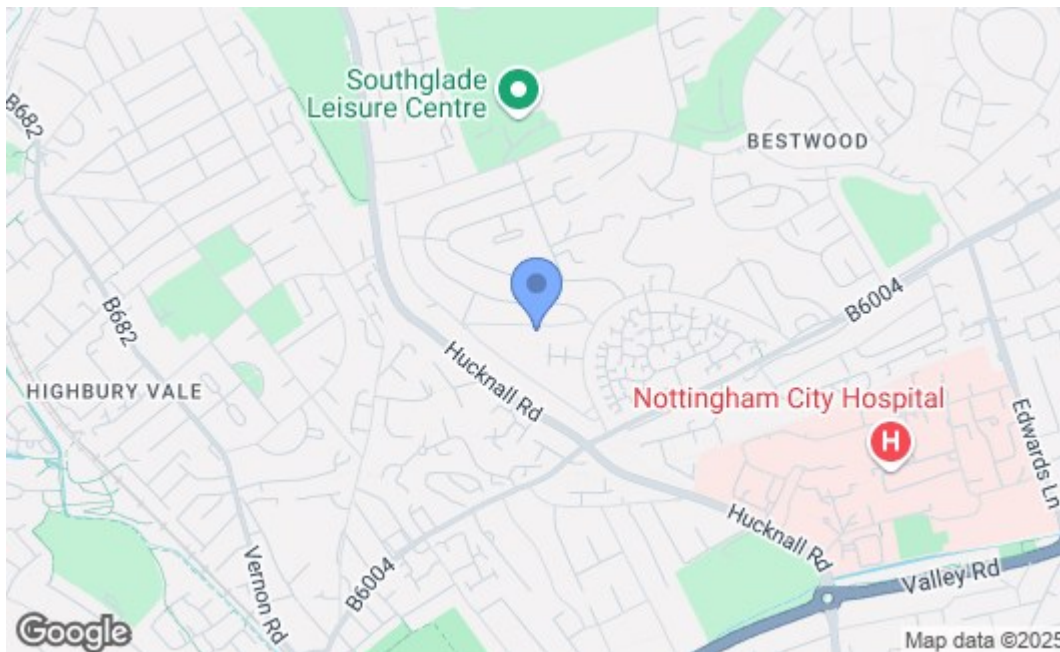
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		69	
(69-80) C			
(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.