

# Robert Ellis

*look no further...*



Park Road  
Bestwood Village, Nottingham NG6  
etc

**Offers Over £180,000 Freehold**

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

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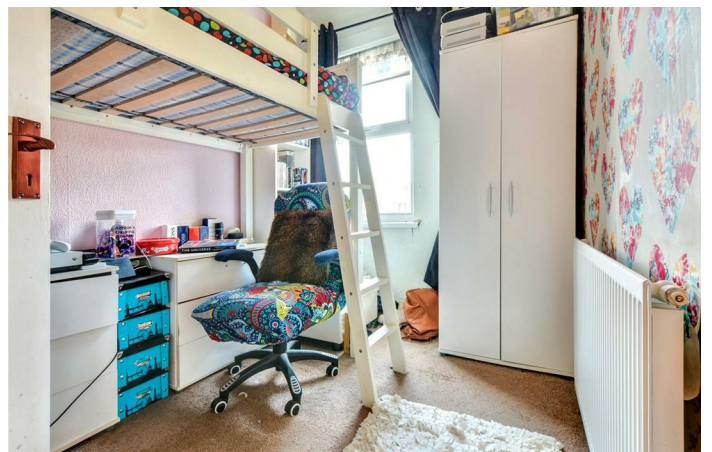
\*\*\*NO CHAIN! MUST VIEW!\*\*\*

Situated in the peaceful area of Bestwood Village, Nottingham, this three-bedroom mid-terrace property offers a fantastic opportunity for families or first-time buyers. Upon entry, you are greeted by a welcoming lounge with a staircase leading to the first floor. A door from the lounge leads to the modern kitchen, which features French doors opening out to the rear garden, creating a bright and airy space. The kitchen also provides access to a handy utility room, with its own door to the rear garden, as well as a door to the downstairs bathroom. A combi boiler was installed in January 2025 and comes with a five-year warranty.

Upstairs, you'll find three well-proportioned bedrooms, along with a loft room that offers additional space, ideal for a home office, playroom, or extra storage. The shower room is also located on this floor, completing the home's well-designed layout.

Outside, the property benefits from a rear garden, perfect for outdoor entertaining or relaxing, as well as a small front garden. There is on-road parking available, providing convenient access to the property.

This well-presented home in Bestwood Village is ideally located for easy access to local amenities and transport links. Don't miss the chance to view this fantastic property!



Composite entrance door to the front leading to:

#### Lounge

13'0" x 11'10" max (3.97m x 3.63m max)

Laminate flooring, electric fire, coving to the ceiling, double glazed window to the front, door with stairs leading to the first floor, door to storage cupboard, wall mounted radiator and door to:

#### Kitchen

14'8" x 10'5" max (4.48m x 3.18m max)

Lino flooring, double glazed French doors and window to the rear, radiator, spotlights to the ceiling, tiled splashbacks, range of wall, base and drawer units with work surfaces over, inset double bowl circular sinks and drainer with rose gold mixer tap, built-in oven, ceramic hob with cooker hood above, built-in fridge freezer, wine cooler, built-in dishwasher and door to:

#### Utility Room

5'6" x 11'4" max (1.69m x 3.46m max)

Space for a fridge freezer, plumbing for a washing machine, space for a tumble dryer, tiled splashbacks, work surface and base unit, inset sink with mixer tap, UPVC cladding and wall mounted radiator. Door to the rear garden and a door to:

#### Bathroom

5'4" x 5'8" max (1.65m x 1.75m max)

Tiled flooring, low flush w.c., wash hand basin with mixer tap, double glazed window to the side, bath with mixer tap and shower attachment, wall mounted radiator.

#### First Floor Landing

With doors to:

#### Bedroom 1

12'11" x 9'9" max (3.96m x 2.99m max)

Carpeted flooring, built-in storage, double glazed window to the front, wall mounted radiator, coving and a feature fireplace.

#### Bedroom 2

6'11" x 9'1" max (2.13m x 2.77m max)

Carpeted flooring, double glazed window to the rear, wall mounted radiator.

#### Bedroom 3

7'7" x 7'3" max (2.32m x 2.22m max)

Carpeted flooring, wall mounted radiator, double glazed window to the rear and a built-in storage cupboard.

#### Shower Room

Lino flooring, low flush w.c., spotlights to the ceiling, wash hand basin with mixer tap, shower cubicle with mains fed shower.

#### Outside

To the front there is on street parking, pebbled garden with shrubs to the borders and wall to the boundaries.

At the rear of the property there is a decked area leading down to a patio area, garden shed, fencing and wall to the boundaries. Gated access and a store, perfect for garden equipment.

#### Council Tax

Gedling Council Band A

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

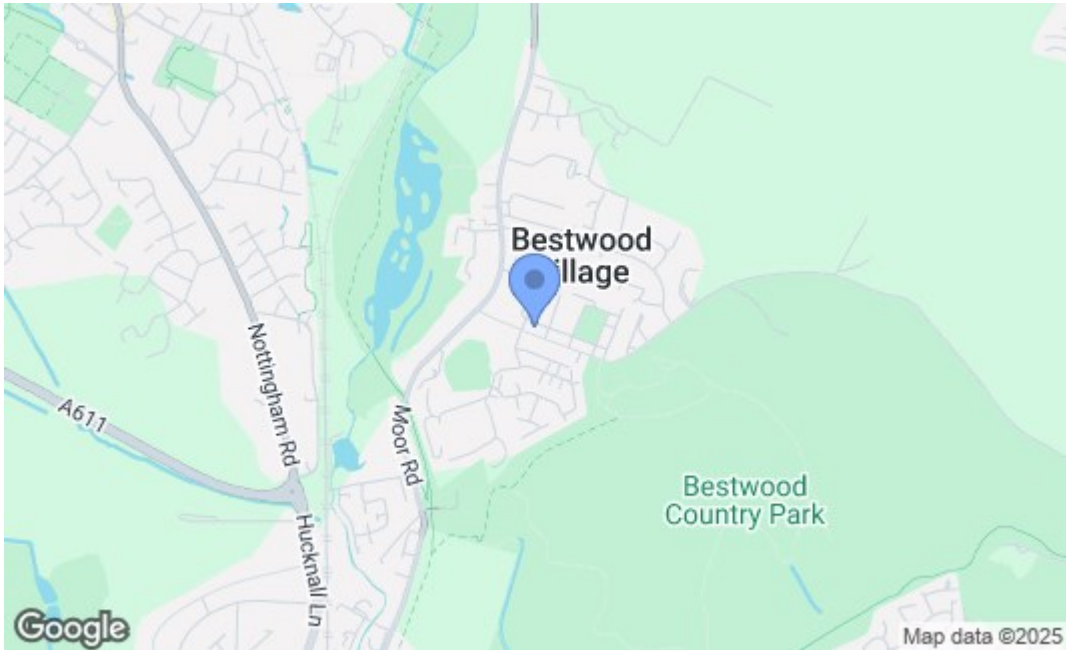
Any Legal Restrictions – No

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	67	
(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 <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		
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.