



**Morrell Bank  
Bestwood, Nottingham NG5 5LR**

A THREE BEDROOM MID TERRACE FAMILY  
PROPERTY

**Asking Price £160,000 Freehold**





A FANTASTIC THREE-BEDROOM MID-TERRACE FAMILY HOME IN A POPULAR LOCATION – PERFECT FOR FIRST-TIME BUYERS OR GROWING FAMILIES.

Robert Ellis Estate Agents are delighted to welcome to the market this well-presented three-bedroom mid-terrace home, ideally situated in the popular residential area of Bestwood, Nottingham.

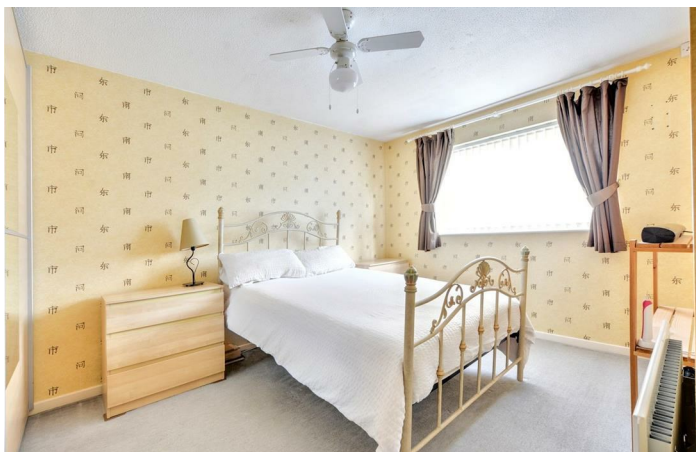
The property is located within easy walking distance of local parks, schools, and amenities, making it a superb option for families or those looking to take their first step onto the property ladder.

Upon entering, you are greeted by a welcoming entrance hallway providing access to a handy ground floor W/C, a spacious storage cupboard, and a modern dining kitchen fitted with a range of wall and base units. To the front elevation, you'll find a bright and airy lounge, complete with double-glazed patio doors opening onto a raised decked seating area – perfect for relaxing or entertaining.

To the first floor, the landing leads to two generous double bedrooms, a well-proportioned third bedroom, and a modern family bathroom fitted with a three-piece suite.

Externally, the property benefits from a raised decked frontage and pathway leading to the front door. To the rear, the enclosed garden offers a further decked area, pizza oven, and garden sheds, providing plenty of space for outdoor enjoyment and additional storage.

A fantastic opportunity not to be missed – contact the office today to arrange your viewing!



### Front of Property

To the front of the property there is a low maintenance tiered garden with gravelled areas, raised decked area overlooking the neighbouring park, steps to front entrance doorway.

### Entrance Hallway

UPVC double glazed door to the front elevation leading into the entrance hallway comprising wall mounted radiator, ceiling light point, laminate floor covering, carpeted staircase leading to the first floor landing, under the stairs storage cupboard providing useful additional storage space, doors leading off to;

### Storage Cupboard

7'2 x 3' approx (2.18m x 0.91m approx )

Shelving providing useful additional storage space, ceiling light point, electrical consumer unit.

### Ground Floor WC

2'6 x 4'10 approx (0.76m x 1.47m approx)

Low level flush WC, wall hung vanity wash hand basin, tiled splashbacks, laminate floor covering, ceiling light point.

### Living Room

11'5 x 15'4 approx (3.48m x 4.67m approx)

Double glazed sliding patio doors to the front elevation leading out to raised decked area overlooking the neighbouring park, laminate floor covering, wall mounted radiator, ceiling light point with ceiling fan, 4 bar gas fire incorporating back boiler for central heating, internal glazed door leading to inner entrance hallway.

### Open Plan Dining Kitchen

17'9 x 11'09 approx (5.41m x 3.58m approx)

Featuring a range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl sink with mixer tap above, integrated oven with 4 ring gas hob over and built-in extractor hood above, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, UPVC double glazed window to the rear elevation, built-in storage cupboard housing electrical consumer unit, cupboard housing gas meter point, sliding double glazed sliding patio door leading to the enclosed landscaped garden to the rear, ceiling light point, laminate floor covering, wall mounted double radiator, additional built-in storage cabinet, part panelling to the walls, tiled splashbacks, space and point for a freestanding fridge freezer.

### First Floor Landing

Carpeted flooring, ceiling light point, loft access hatch, large storage cabinet providing useful additional storage space, airing cupboard housing hot water cylinder, panelled doors leading off to;

### Family Bathroom

7'05 x 5'7 approx (2.26m x 1.70m approx)

Four piece suite comprising walk-in shower enclosure with mains fed shower above, semi-recessed vanity wash hand basin with storage cabinet below, low level flush WC, bidet, UPVC double glazed window to the rear elevation, tiled splashbacks, tiling to the floor, chrome heated towel rail, ceiling light point, extractor fan.

### Bedroom One

11'07 x 13'06 approx (3.53m x 4.11m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point with built-in fan.

### Bedroom Two

12'10 x 11'07 approx (3.91m x 3.53m approx)

UPVC double glazed window to the front elevation, laminate floor coverin, wall mounted radiator, ceiling light point with built-in fan.

### Bedroom Three

8'09 x 7'06 approx (2.67m x 2.29m approx)

UPVC double glazed window to the front elevation, carpeted flooring, ceiling light point.

### Rear of Property

To the rear of the property there is an enclosed low maintenance landscaped garden incorporating spacious decked patio area, steps leading to rear gated access, concrete store and space for garden shed providing useful additional storage space.

### 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

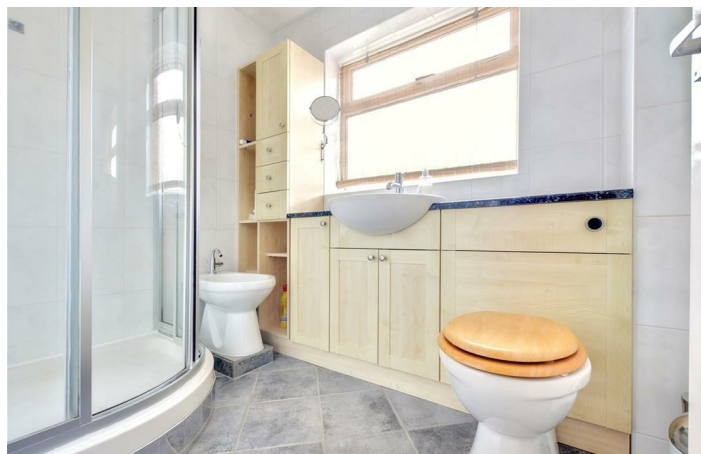
Flood Risk: No flooding in the past 5 years

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		89
(81-91) B		
(69-80) C	70	
(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.