

# Robert Ellis

*look no further...*



Harkstead Road,  
Bestwood, Nottingham  
NG5 5QT

**£160,000 Freehold**

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**\*\*MAKE IT YOUR OWN\*\* PERFECT FOR FIRST TIME BUYERS!\*\***

This three-bedroom mid-terrace property in Bestwood, Nottingham, presents a fantastic opportunity for those looking to put their own stamp on a home. With a bit of work, this property could be transformed into a perfect family home or investment opportunity.

As you enter, you are welcomed by an open-plan entrance hall leading to the kitchen, with stairs to the first floor. The ground floor also offers a spacious lounge/diner, ideal for creating a comfortable living and dining space. Upstairs, you'll find three good-sized bedrooms and a family bathroom—providing a blank canvas for your personal touch.

Externally, there is a front garden and a rear patio garden, offering potential for outdoor improvements. The property also benefits from on-road parking, adding to its convenience.

Located close to schools, shops, transport links, and within easy reach of the City Hospital, this property is in a prime location, ready for someone to make it their own.





### Entrance Hallway

UPVC door to the front, stairs to the first floor, radiator, carpeted flooring, double glazed sliding doors to the rear, door to lounge and leading to:

### Kitchen Diner

23'2" x 7'10" max (7.07m x 2.39m max)

With a range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap and tiled splashback, oven, electric hob and cooker hood over, space for a fridge freezer, plumbing for a washing machine or dishwasher and wall mounted radiator.

### Lounge

11'1" x 23'6" max (3.39m x 7.18m max)

Double glazed windows to the front and rear, two wall mounted radiators, electric fire with tiled hearth and brick surround, dado rail.

### First Floor Landing

Carpeted flooring, airing/storage cupboard, access hatch to loft and doors to:

### Bedroom 1

11'8" x 10'2" max (3.57m x 3.1m max)

Carpeted flooring, built-in wardrobes, wall mounted radiator, double glazed window to the front and built-in storage.

### Bedroom 2

11'0" x 6'3" max (3.36m x 1.91m max)

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

### Bedroom 3

5'6" x 11'6" max (1.7m x 3.53m max)

Wall mounted radiator, double glazed window to the front, carpeted flooring and built-in storage.

### Wet Room

7'5" x 9'4" max (2.28m x 2.85m max)

Double glazed window to the rear, tiled splashbacks, electric shower with shower curtain, low flush w.c., hand basin with separate hot and cold taps and wall mounted radiator.

### Outside

To the front there is a garden, walk way to the property, fencing to the boundaries and a gate.

The rear garden is low maintenance having a patio surrounded by fencing, gate for access to the bins, garden shed.

### 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 7mbps Superfast 55mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

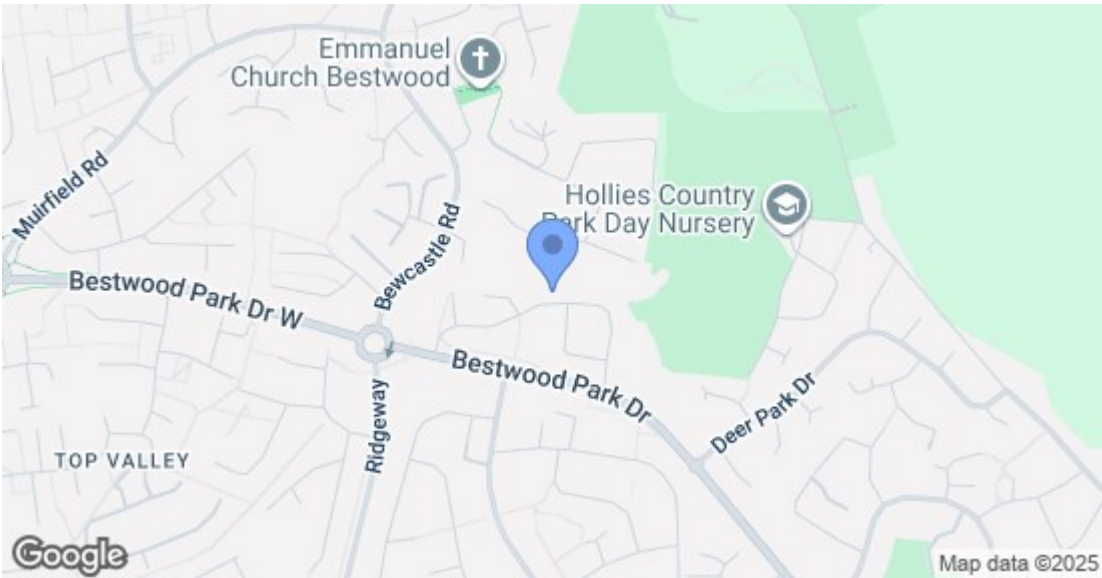
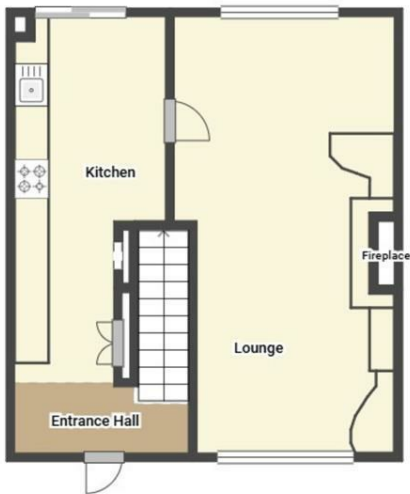
Flood Defenses – No

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                                                     |         | 88        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      |           |
| (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.