



**Cairns Close
Bestwood, Nottingham NG5 5JD**

**A THREE BEDROOM END OF TERRACE
PROPERTY FOR SALE!**

Offers In The Region Of £150,000 Freehold



*** GUIDE PRICE £150,000 - £160,000***

Robert Ellis Estate Agents are delighted to present this charming three-bedroom mid-terrace home, ideally located in the sought-after Leen Valley area of Nottingham. With a spacious layout, excellent transport links, and walking distance to Nottingham City Hospital, this property is perfect for first-time buyers and those looking to put their own stamp on a well-maintained home.

Upon entry, you're welcomed into a hallway with a generous storage cupboard, leading into a bright and airy lounge/diner—ideal for relaxing or entertaining. The kitchen is accessed from the dining area, alongside stairs to the first floor and a door through to a rear porch and downstairs WC.

Upstairs, the property offers three well-sized bedrooms and a family bathroom, providing plenty of space and potential for personalisation.

Outside, the front garden features a lovely patio surrounded by mature plants and trees, offering a peaceful outdoor setting. The rear garden reflects this same charm and benefits from gated access at both ends for added security and convenience.

A fantastic opportunity to make this house your home – early viewing is highly recommended!



Front of Property

To the front of the property there is an artificial lawned front garden with mature plants, trees and shrubbery planted to the borders, fencing and walled boundaries.

Lounge Diner

15'11" x 23'8" approx (4.87 x 7.22 approx)

UPVC entrance door to the front elevation giving access to the lounge diner comprising UPVC double glazed window to the front elevation, laminate floor covering, two wall mounted radiators, carpeted staircase leading to the first floor landing, door leading to the kitchen, door to the inner hallway.

Kitchen

10'11" x 8'10" approx (3.33 x 2.70 approx)

Continuation of laminate floor covering, double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, space and plumbing for a washing machine, space and point for a cooker, space and point for a fridge freezer.

Inner Hallway

Door leading to the downstairs WC, door leading to the rear garden.

WC

3'2" x 6'0" approx (0.99 x 1.83 approx)

WC, handwash basin with separate hot and cold tap, tiled splashbacks, wall mounted boiler.

First Floor Landing

Laminate floor covering, storage cupboard, doors to rooms.

Bedroom One

9'2" x 12'7" approx (2.81 x 3.85 approx)

Laminate floor covering, double glazed window to the front elevation, wall mounted radiator.

Bedroom Two

9'4" x 11'0" approx (2.85 x 3.36 approx)

Laminate floor covering, double glazed window to the rear elevation, wall mounted radiator.

Bedroom Three

6'4" x 12'7" approx (1.94 x 3.85 approx)

Laminate floor covering, double glazed window to the front elevation, wall mounted radiator.

Bathroom

Laminate floor covering, vanity handwash basin with mixer tap over, WC, wall mounted radiator, tiled splashbacks, double glazed window to the rear elevation, panelled bath with mixer tap.

Rear of Property

To the rear of the property there is an enclosed rear garden with rear store, law maintenance paved patio, fencing to the boundaries.

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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

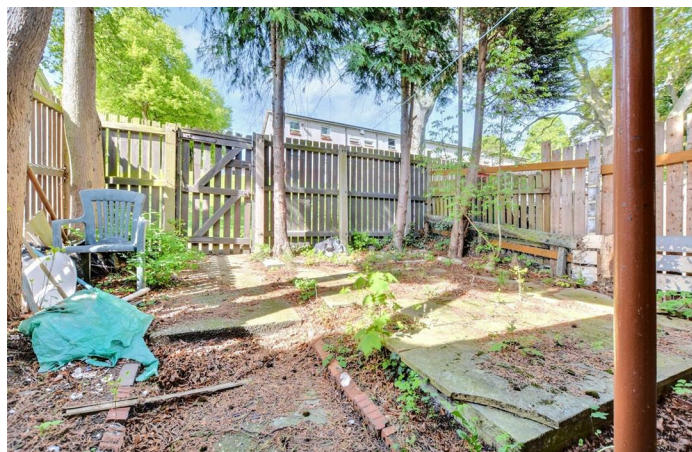
Flood Risk: No flooding in the past 5 years

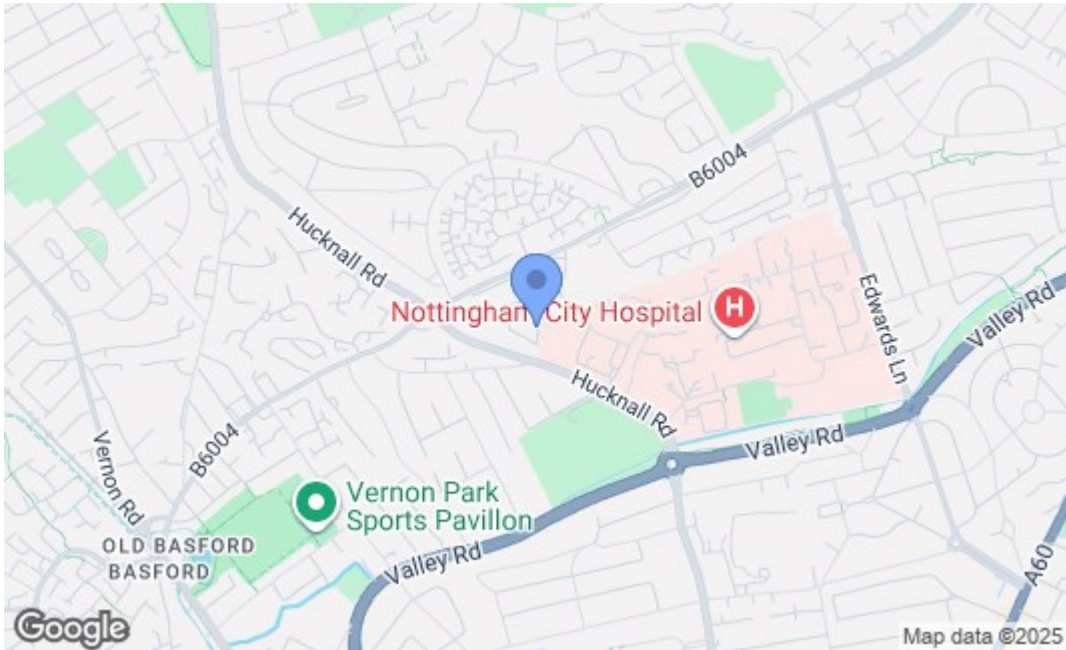
Flood Defences: No

Non-Standard Construction: Yes

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		
(69-80) C	73	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.