

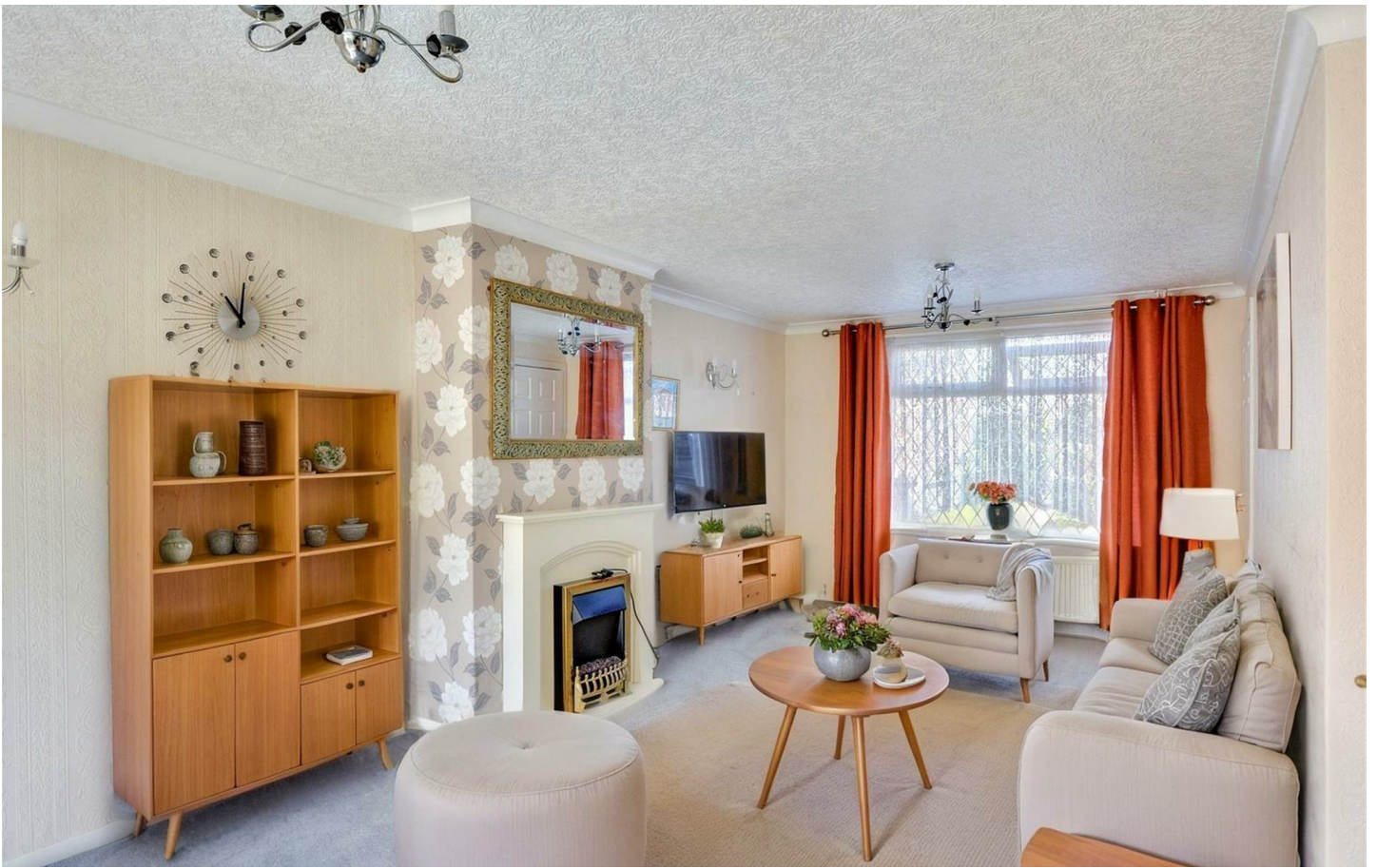


**Grierson Avenue  
Bestwood, Nottingham NG5 5PJ**

**A THREE BEDROOM SEMI DETACHED  
HOME FOR SALE IN BESTWOOD!**

**Offers In The Region Of £190,000 Freehold**





Nestled in the popular residential area of Bestwood, Nottingham, this three-bedroom semi-detached home offers generous living space, a practical layout, and excellent potential for personalisation. With local schools, shops, transport links, and the City Hospital all nearby, it's a well-positioned property ideal for a range of buyers.

As you step inside, you're welcomed into an entrance hall that leads to a spacious lounge which is bright and comfortable room with a sliding door opening onto the rear garden. A door from the lounge provides access to the kitchen, offering a great space with plenty of scope to make it your own.

Upstairs, the property offers three well-sized bedrooms and a convenient wet room. The layout provides flexibility and room for future updates to suit your style and needs.

Outside, the home enjoys a lawned front garden and a private driveway, offering off-street parking. The generous rear garden features established plant beds, a lawn, and a detached garage which is perfect for storage or hobby use.

This is a fantastic opportunity to move into a well-proportioned home in a family location, with plenty of potential to add your own touch over time. Early viewing is highly recommended, don't miss out!





### Front of Property

To the front of the property there is a driveway providing off the road parking, lawned front garden with a range of plants and shrubbery planted throughout, fencing to the boundaries, side access.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, staircase leading to the first floor landing, door to lounge.

### Lounge Diner

11'5" x 22'11" approx (3.48 x 7.01 approx)

Double glazed window to the front elevation, wall mounted radiator, electric fireplace, coving to the ceiling, double glazed sliding door to the rear elevation leading to the rear garden, door to kitchen.

### Kitchen

18'2" x 7'5" approx (5.54 x 2.27 approx)

Laminate flooring, double glazed window to the rear elevation, double glazed door to the side elevation, understairs storage cupboard, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for an oven, space and plumbing for a washing machine, space and point for a fridge freezer, tiled splashbacks.

### First Floor Landing

Carpeted flooring, access to the loft, built in storage cupboard, doors to rooms.

### Bedroom One

10'3" x 11'5" approx (3.13 x 3.49 approx)

Carpeted flooring, double glazed window to the front elevation, built-in storage, coving to the ceiling, wall mounted radiator.

### Bedroom Two

11'5" x 10'7" approx (3.48 x 3.23 approx)

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

### Bedroom Three

5'7" x 11'5" approx (1.72 x 3.48 approx)

Wooden flooring, built-in storage, coving to the ceiling, wall mounted radiator, double glazed window to the front elevation.

### Wetroom

7'2" x 7'5" approx (2.19 x 2.28 approx)

Electric shower, tiled splashbacks, wall mounted radiator, WC, handwash basin with separate hot and cold taps, double glazed window to the rear, non-slip flooring.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area with steps leading to further lawned area, flowerbeds with a range of mature plants shrubs and trees planted throughout, fencing hedging and walled boundaries, gate giving access to the side of the property and garage.

### 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

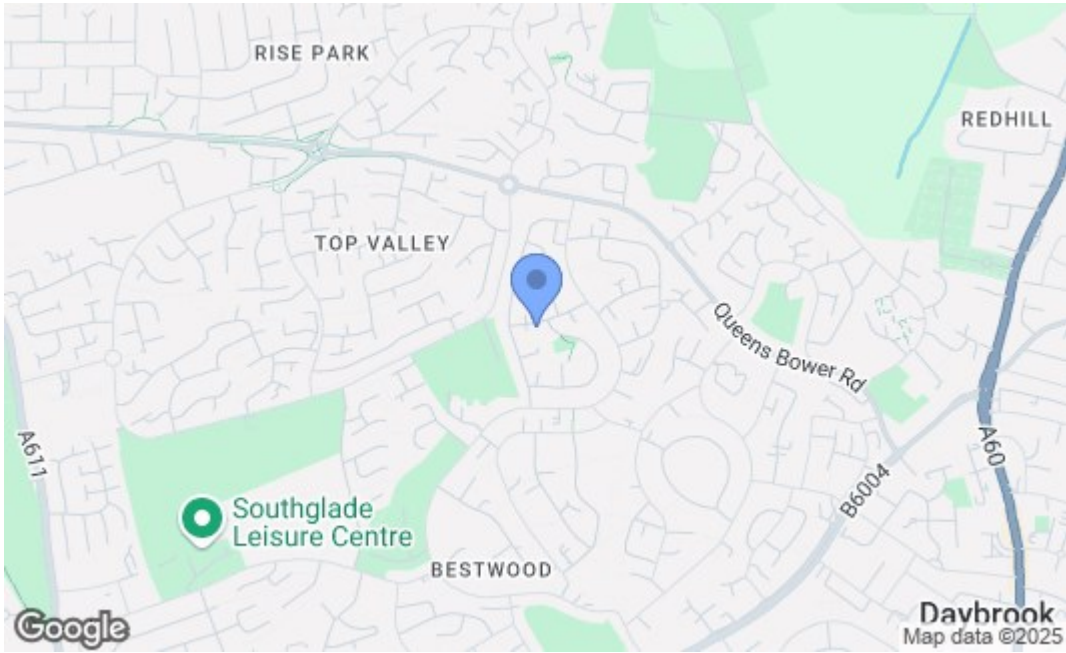
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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.