



**Kinlet Road  
Bestwood, Nottingham NG5 5JT**

**Guide Price £175,000 Freehold**

THREE BED SEMI-DETACHED FAMILY  
PROPERTY, VIEWING RECOMMENDED



**\*\*GUIDE PRICE £185,000 - £195,000!\*\***

ROBERT ELLIS ESTATE AGENTS are delighted to present this well-maintained THREE BEDROOM SEMI-DETACHED FAMILY HOME, situated in a popular residential location within easy reach of Nottingham City Centre and a range of local amenities.

The property offers spacious and well-planned accommodation across two floors, making it an ideal purchase for FIRST-TIME BUYERS, GROWING FAMILIES, or INVESTORS.

Upon entering, the property benefits from a welcoming entrance hallway leading into a bright and airy lounge, with a separate fitted kitchen providing ample storage and space for dining. To the first floor are three generously sized bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property boasts a DRIVEWAY providing off-road parking, with an ENCLOSED REAR GARDEN offering a private outdoor space perfect for children or entertaining.

Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING throughout, and the property is offered to the market with NO UPWARD CHAIN, allowing for a swift and hassle-free transaction.

We highly recommend an internal viewing to fully appreciate the potential this fantastic home has to offer – contact the office today to arrange your appointment.



### Entrance Hall

8'9 x 2'10 approx (2.67m x 0.86m approx)

UPVC double glazed door to the front, stairs to the first floor, radiator, laminate flooring, cupboard housing the meters, ceiling light point and panelled doors to:

### Lounge/Dining Room

10'1 x 22'11 approx (3.07m x 6.99m approx)

This dual aspect lounge/diner benefits from having a UPVC double glazed window to the front with sliding double glazed patio doors to the rear, feature fireplace incorporating a brick surround, marble hearth and back panel and Living Flame gas fire, double radiator, ceiling light points.

### Kitchen

18'1 x 7'8 approx (5.51m x 2.34m approx)

Two UPVC double glazed windows to the side, range of matching wall and base units with work surfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated Whirlpool double oven, four ring ceramic hob above and extractor over, space and plumbing for a washing machine, laminate flooring, breakfast bar, space for a dining table, space and point for a free standing fridge freezer, UPVC double glazed window to the rear, ceiling light point, large understairs storage cupboard, archway leading through to entrance hallway.

### First Floor Landing

Loft access hatch, ceiling light points, airing/storage cupboard housing the hot water cylinder and panelled doors to:

### Bedroom 1

11'10 x 10'1 approx (3.61m x 3.07m approx)

UPVC double glazed window to the front, radiator, ceiling light point and built-in wardrobes.

### Bedroom 2

11'3 x 10'7 approx (3.43m x 3.23m approx)

UPVC double glazed window to the rear, radiator, ceiling light point.

### Bedroom 3

11'9 x 5'10 approx (3.58m x 1.78m approx)

UPVC double glazed window to the front, radiator, ceiling light point.

### Bathroom

7'1 x 7'8 approx (2.16m x 2.34m approx)

Obscure UPVC double glazed window to the rear, three piece suite comprising of a low flush w.c., pedestal wash hand basin, walk-in shower enclosure with electric shower above, tiled splashbacks, radiator, ceiling light point.

### Outside

To the front of the property there is a garden laid to lawn with driveway providing off road parking, wall and fencing to the boundaries.

To the rear there is a good size enclosed garden, laid mainly to lawn with a large paved patio area, fencing to the boundaries and matures shrubs and trees planted to the borders.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 2mbps Superfast 40mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

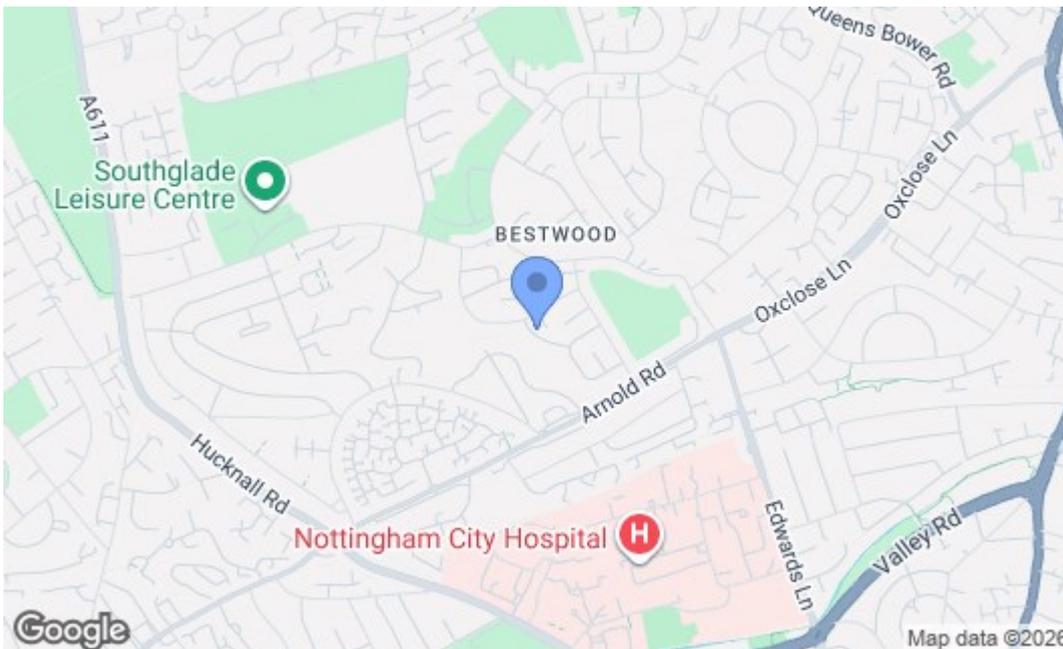
Flood Defenses – No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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.