



Edmonstone Crescent,  
Bestwood, Nottingham  
NG5 5UW

**£230,000 Freehold**



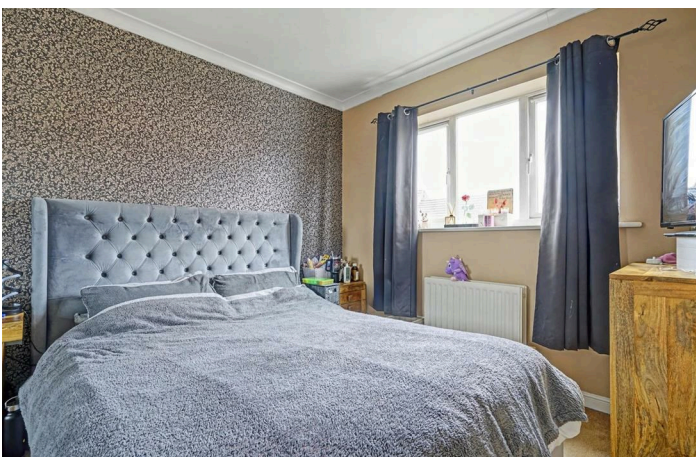
A well-presented three-bedroom mid-terrace home arranged over three floors, situated within this popular residential area of Bestwood. The property provides spacious and versatile accommodation, making it ideal for first-time buyers, families, or investors.

The ground floor comprises an entrance hallway with a convenient cloakroom/WC, a spacious lounge with useful downstairs storage, and a fitted kitchen with a range of wall and base units, integrated oven and hob, and French doors opening onto the rear garden.

To the first floor there are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite including a shower over the bath. The second floor hosts a generous loft-style master bedroom with dual aspect windows providing excellent natural light.

Externally, the property benefits from a low maintenance frontage, while to the rear there is an enclosed garden with patio seating area and lawn, ideal for outdoor entertaining. The property also benefits from off-street parking and a garage providing additional storage or secure parking.

Situated in a convenient NG5 location, the property offers easy access to local amenities, schools, transport links and Nottingham city centre, as well as excellent connectivity to the M1 motorway.



### Entrance Hallway

3'9" x 9' approx (1.14m x 2.74m approx)

UPVC double glazed composite door to the front, ceiling light point, coving, stairs to the first floor, radiator, laminate flooring, panelled doors to:

### Cloaks/w.c.

3'1" x 4'9" approx (0.94m x 1.45m approx)

UPVC double glazed window to the front, low flush w.c., vanity wash hand basin, radiator, tiled splashback, laminate flooring, ceiling light point, wall mounted electric consumer unit.

### Living Room

12'1" x 10'9" approx (3.68m x 3.28m approx)

UPVC double glazed window to the front, coving, ceiling light point, laminate flooring, useful understairs storage cupboard providing further storage space, glazed wooden door to:

### Kitchen

16'5" x 8'9" approx (5.00m x 2.67m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap, UPVC double glazed window to the rear, UPVC double glazed French doors, space and plumbing for an automatic washing machine, space and point for a free standing tumble dryer, integrated oven with four ring gas hob and extractor hood over, coving, space for a free standing American style fridge freezer, recently installed Worcester Bosch combination boiler, tiled splashbacks, linoleum flooring, part panelling to the walls.

### First Floor Landing

Coving, ceiling light point, radiator, stairs to the second floor, UPVC double glazed window to the front.

### Bedroom 2

9'9" x 9'5" approx (2.97m x 2.87m approx)

UPVC double glazed window to the rear, double radiator, ceiling light point, coving, wardrobes with sliding mirror doors.

### Bedroom 3

9'7" x 9'6" approx (2.92m x 2.90m approx)

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

### Bathroom

6'5" x 6'3" approx (1.96m x 1.91m approx)

Three piece suite comprising of a panelled bath with mains fed rainwater shower head above, low flush w.c., pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the rear, laminate flooring, extractor fan and ceiling light point.

### Second Floor Landing

Ceiling light point, coving, panelled door to:

### Bedroom 1

12'8" x 13'11" approx (3.86m x 4.24m approx)

This master double bedroom benefits from having a UPVC double glazed window to the front, double glazed Velux window to the rear, ceiling light point, double radiator.

### Outside

To the front of the property there is a low maintenance garden with a pathway to the front entrance door.

To the rear there is an enclosed garden, patio area, mainly laid to lawn, fencing to the boundaries and secure rear gated access.

### Garage

Up and over door offering further secure storage.

### Council Tax

Nottingham Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, O2, Three

Sewage – Mains supply

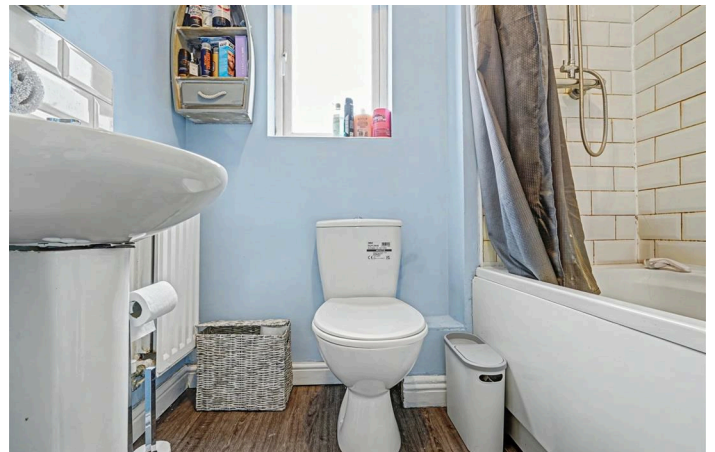
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.