



Berne Close,
Bestwood Village, Nottingham
NG6 8ZZ

£165,000 Freehold



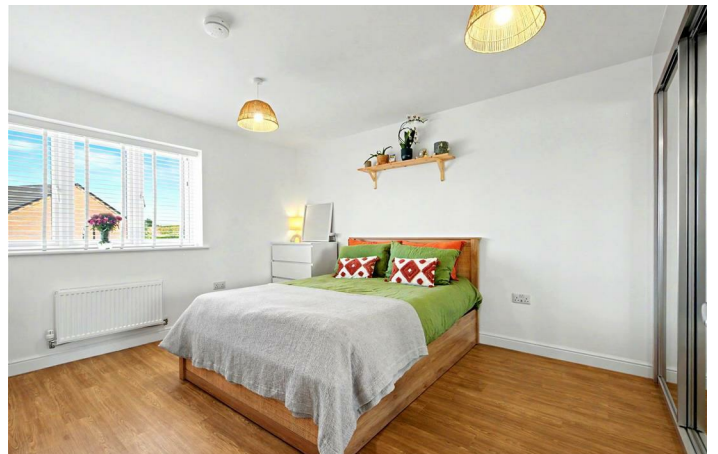
** IDEAL FIRST TIME BUY / INVESTMENT ** NEW BUILD **

Robert Ellis Estate Agents are proud to bring to the market this NEWLY FINISHED, ONE BEDROOM QUARTER HOUSE situated within the popular location of BESTWOOD VILLAGE, NOTTINGHAM.

The home offers an ideal open plan living space with modern fitted kitchen, downstairs utility with WC and under stairs storage cupboard. Stairs lead to landing, first double bedroom with fitted, sliding door wardrobes and beautiful, shower room en suite.

The property also hosts a driveway for at least two cars, making it ideal for any single person or young couple.

If you are looking to get onto the ladder with a modern, immaculate home- Here is your opportunity! Contact the office for further details to arrange your viewing now.



Lounge / Kitchen

11'5" x 14'11" (3.35m'1.52m" x 4.27m'3.35m")

Utility / WC

3'7" x 7'1" (0.91m'2.13m" x 2.13m'0.30m")

Under store cupboard

3'7" x 2'8" (0.91m'2.13m" x 0.61m'2.44m")

Landing

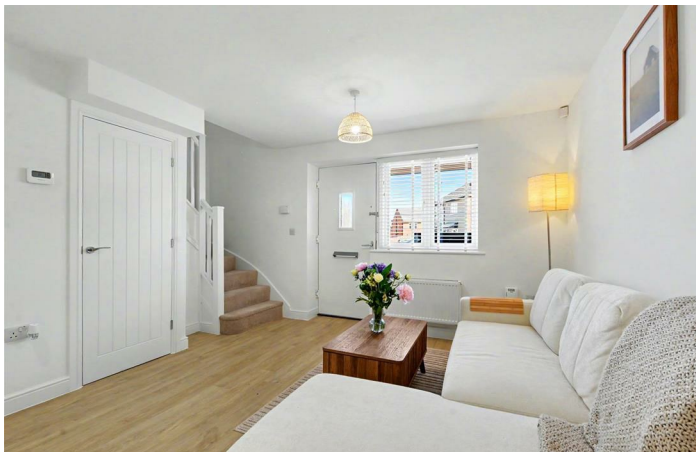
4'0" x 7'4" (1.22m'0.00m" x 2.13m'1.22m")

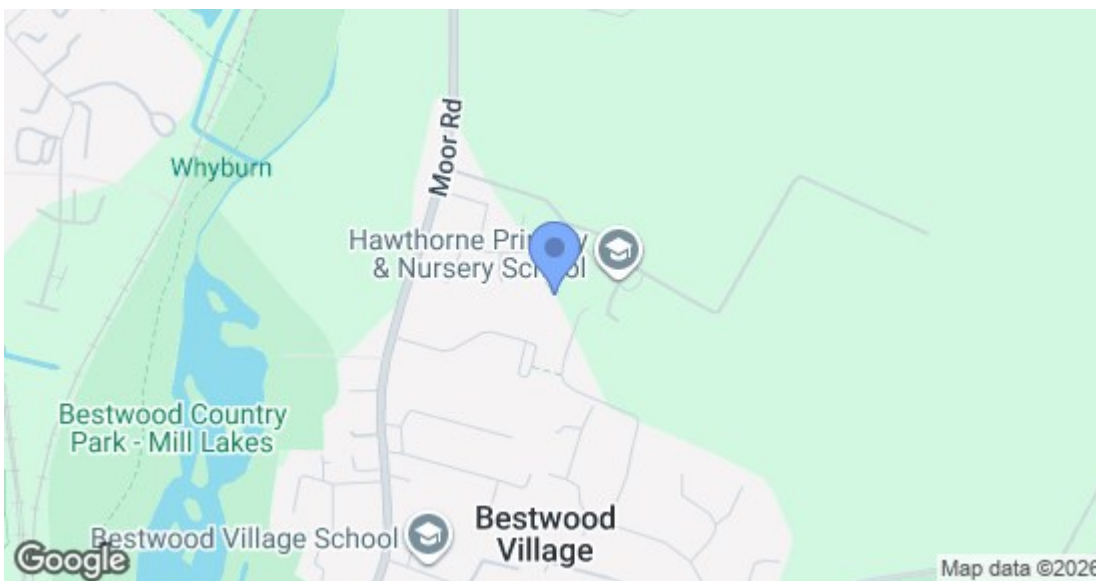
Bedroom One

10'5" x 15'0" (3.05m'1.52m" x 4.57m'0.00m")

Shower Room En Suite

4'0" x 7'1" (1.22m'0.00m" x 2.13m'0.30m")





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			
(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.