

**Melksham Road
Bestwood, Nottingham NG5 5RW**

Guide Price £220,000 Freehold

A THREE BEDROOM SEMI-DETACHED
SITAUATED IN BESTWOOD, NOTTINGHAM.



** GUIDE PRICE £220,000 - £230,000 ** MOVE STRAIGHT IN **

Robert Ellis Estate Agents are delighted to offer to the market this well presented THREE BEDROOM SEMI-DETACHED property situated in Bestwood, Nottingham.

This home is situated within close proximity to local schools, transport links, shops and Bestwood Country Park making it perfect for family and dogs walks. The property is also with in close proximity to the City Hospital which has the added benefit of having the Medi Link Bus to the Queens Medical Centre.

The property in brief comprises of; an entrance hallway, lounge/diner, kitchen, three bedrooms and a family bathroom with a 3 piece suite.

To the front of the property there is a driveway for up to two cars with a laid to lawn garden. To the rear, there is an enclosed rear garden with a patio area, decked area and steps leading down to a large laid to lawn area.

An early viewing on this home is highly recommended to appreciate the accommodation on offer!



Entrance Hallway

Composite entrance door to the front elevation leading into the Entrance Hallway. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Staircase to the First Floor Landing. Internal doors leading into the Lounge Diner and Kitchen

Lounge Diner

11'1" x 22'10" approx (3.38 x 6.97 approx)

Double glazed window to the front elevation. Double glazed sliding door to the rear elevation. Carpeted flooring. Wall mounted radiator. TV point

Kitchen

7'8" x 18'3" approx (2.36 x 5.57 approx)

2 x Double glazed windows to the side elevation. Double glazed door to the side elevation. Tiled flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Breakfast bar with seating space. Sink and drainer unit with dual heat tap. Integrated double electric oven. 4 ring gas hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Built-in under the stairs storage cupboard

First Floor Landing

Carpeted flooring. Recessed spotlights to the ceiling. Built-in storage cupboard. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

11'7" x 10'2" approx (3.55 x 3.10 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

Bedroom 2

10'5" x 11'1" approx (3.20 x 3.38 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

Bedroom 3

5'7" x 11'5" approx (1.72 x 3.50 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

Family Bathroom

2 x Double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. Coving to the ceiling. 3 piece suite comprising of a bath with hot and cold taps and a mains fed shower above, hand wash basin with dual heat tap and a WC

Front of Property

To the front of the property there is a driveway providing off the road parking for up to 2 cars, stone area, laid to lawn area with walls and fencing to the borders

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, decked area, steps leading down to a large laid to lawn area, side gate leading to the front of property with walls and fencing to the borders

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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

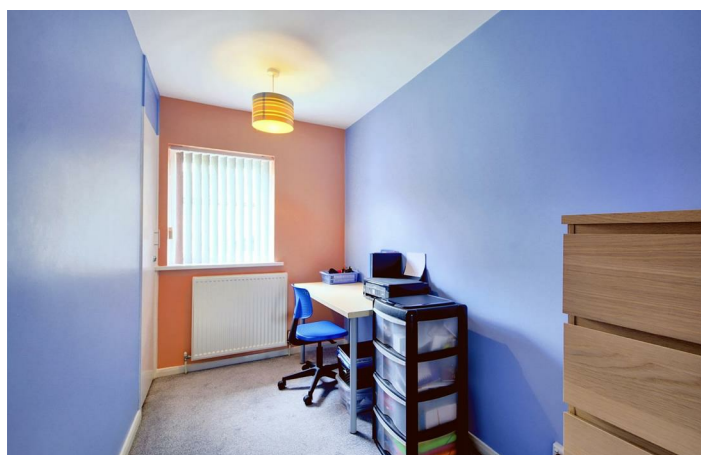
Flood Risk: No flooding in the past 5 years

Flood Defences: No

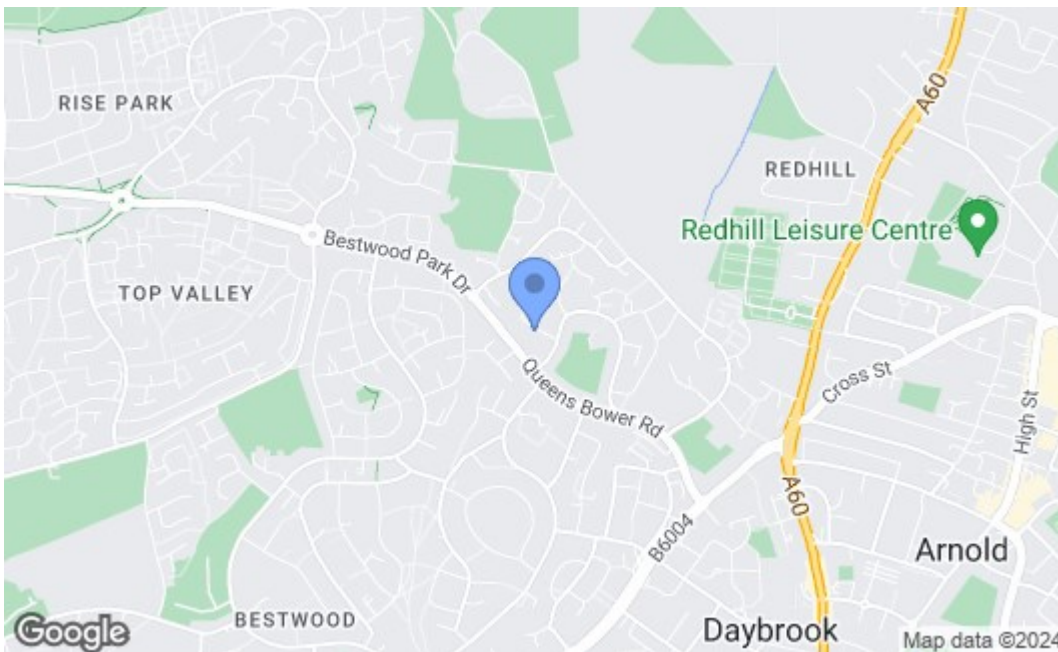
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(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.