



**Andover Road  
Bestwood, Nottingham NG5 5GB**

**Offers Over £200,000 Freehold**

A FANTASTIC TWO-BEDROOM, SEMI  
DETACHED HOME SITUATED IN  
BESTWOOD, NOTTINGHAM.



Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC TWO-BEDROOM, SEMI-DETACHED HOME situated in BESTWOOD, NOTTINGHAM.

Conveniently located in the popular area of Bestwood, this charming home sits favourably within walking distance of nearby schooling and within close proximity to Arnold Town Centre featuring a variety of national and independent retailers, shopping facilities, and transport links alongside easy access to the Nottingham city centre. The nearby City Hospital further enhances its appeal, making it an ideal choice for NHS workers.

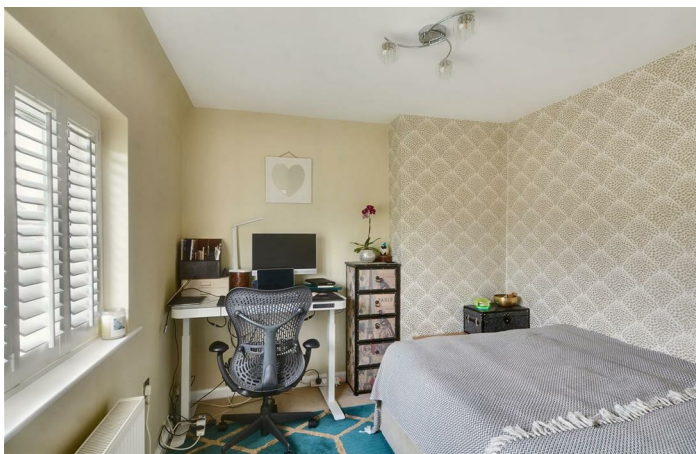
Upon arrival, the paved driveway is complemented by well maintained front garden with mature shrubs and plants. Inside, a welcoming entrance hallway leads to the bay-fronted lounge. The spacious lounge, bathed in natural light, flows seamlessly into the bright and airy kitchen diner. The kitchen diner is impeccably designed with fitted wall and base units, integrated appliances, and ample space for dining. Adjacent to the kitchen diner is a heated conservatory equipped with light, power, and French doors that open to the enclosed rear garden and a ground floor WC, with a cloakroom that extends under the stairs for additional storage space with a sliding door.

Upstairs, the first-floor landing leads to two double bedrooms, a family bathroom featuring a modern three-piece suite and a walk-in wardrobe with ample hanging and shelving space. A staircase from the landing provides access to the converted attic, which boasts three Velux roof windows and ample storage space in the eaves.

To the rear of the property, the enclosed garden is a delightful sanctuary, perfect for family BBQs, with a wood-effect tiled patio area and steps leading down to a lawn surrounded by flowerbeds, mature shrubs, and trees. A large garden shed with lighting offers additional storage.

Recently refurbished and substantially improved, the property is enhanced by powerful two-year-old solar panels generating electricity and an efficient combination boiler, both contributing to reduced energy bills.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY. Contact our office to arrange your viewing today



### Entrance Porch

Entrance door to the side elevation leading into the entrance porch. UPVC double glazed windows to the front and side elevations. Tiled flooring. Ceiling light point. UPVC double glazed composite door leading into the entrance hallway.

### Entrance Hallway

Herringbone flooring. Wall mounted radiator. Ceiling light point. Wall mounted solar panel unit. Staircase to the first floor landing. Internal door leading into the lounge.

### Lounge

13'3" x 14'7" approx (4.04 x 4.46 approx)  
UPVC double glazed bay fronted window to the front elevation. Herringbone flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in cupboard housing meter points. Internal door leading into the kitchen diner.

### Kitchen Diner

14'10" x 8'6" approx (4.54 x 2.60 approx)  
UPVC double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating wood effect worksurfaces above. Franke sink and drainer unit with dual heat tap. Integrated eye level double electric oven. 5 ring gas hob with extractor unit above. Space and point for a freestanding American style fridge freezer. Space and plumbing for an automatic washing machine. Built-in cupboard housing combination boiler unit. Ample space for dining table. UPVC double glazed door leading to the conservatory. Internal door leading into the ground floor WC.

### Conservatory

9'8" x 12'6" approx (2.97 x 3.83 approx)  
UPVC double glazed windows to the rear and side elevations. UPVC double glazed French doors leading to the enclosed rear garden. Wood effect laminate flooring. Wall mounted radiator. Recessed spotlights.

### Ground Floor WC

2'6" x 8'5" approx (0.77 x 2.58 approx)  
Tiled flooring. Tiled splashbacks. Wall mounted electric heater. Ceiling light point. Vanity wash hand basin with dual heap tap. Low level flush WC. Cloakroom extended to under the stair's cupboard/storage space with sliding door (2.58 m approx.)

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Walk-in wardrobe (0.92 x 2.12 m approx.) Staircase to the attic room. Internal doors leading into bedrooms 1, 2 and family bathroom.

### Bedroom 1

10'0" x 9'8" approx (3.05 x 2.97 approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

9'8" x 9'8" approx (2.96 x 2.95 approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

8'2"x 7'2" approx (2.5x 2.2 approx)  
UPVC double glazed window to the rear elevation Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboard below and a low level flush WC

### Attic Room

9'8" x 18'0" approx (2.97 x 5.5 approx)  
3 Velux roof windows to the front and rear elevations. Carpeted and laminate flooring. Wall mounted radiator. Recessed spotlights. Built-in storage to the eaves.

### Front of Property

To the front of the property there is a driveway providing off the road parking, laid to lawn garden with mature shrubbery and plants, fencing and hedging surrounding and secure gated access to the rear of property.

### Rear of Property

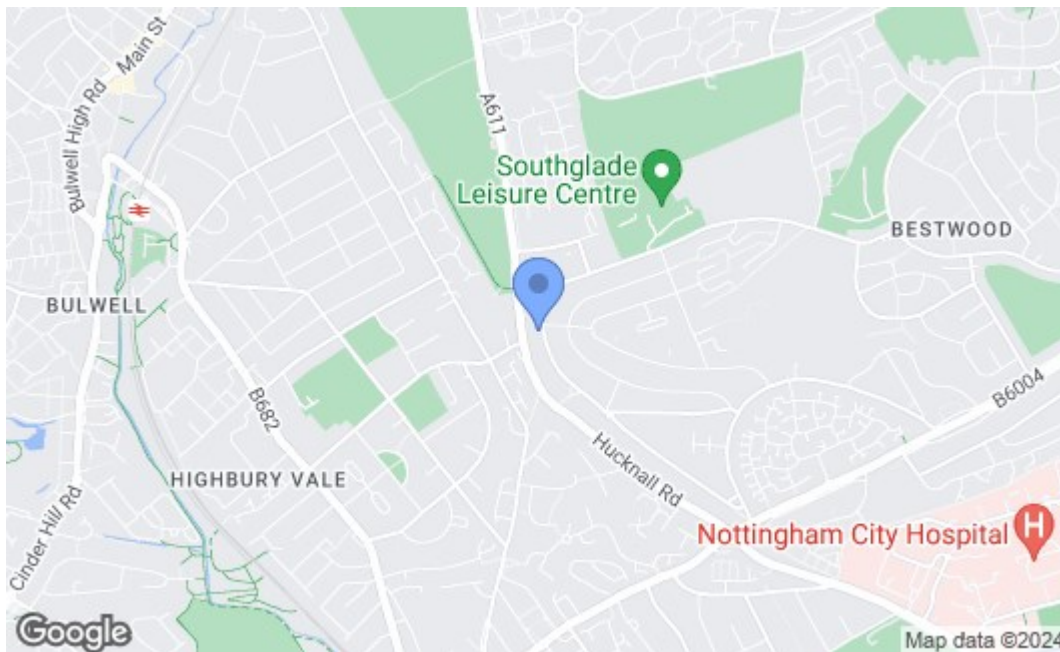
To the rear of the property there is an enclosed rear garden with a wood effect tiled patio area, large garden shed with lighting, steps leading down to a laid to lawn garden, flowerbeds, mature shrubbery and trees planted to the borders and hedging to the boundaries.

### 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			
(81-91) B		76	81
(69-80) C			
(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.