



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

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

Asking Price £175,000 Freehold



Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREEBEDROOM, SEMI-DETACHED HOME situated in BESTWOOD, NOTTINGHAM. Selling with the benefit of NO UPWARD CHAIN.

Conveniently located in the popular area of Bestwood, this family property sits favourably within walking distance of nearby schooling and within 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.

Deriving the benefit of modern conveniences such as gas central heating and UPVC double glazing, alongside being constructed of brick to the external elevation all under a tiled roof.

In brief the property comprises, gated driveway with a front garden with mature shrubs and plants. Inside, a welcoming entrance hallway leads to the lounge. The spacious lounge, bathed in natural light, flows seamlessly into the kitchen diner. The kitchen diner with fitted wall and base units, integrated oven, ample space for dining, a door leading to the rear garden and pantry providing additional storage space.

Upstairs, the first floor landing leads to three bedrooms, a refitted family bathroom featuring a modern three piece suite.

To the rear of the property, the enclosed laid to lawn garden surrounded by mature shrubs.

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



Entrance Hallway

Glazed wooden entrance door to the side elevation leading into the entrance hallway. Carpeted flooring. Ceiling light point. Coat hooks. Alarm control panel. Staircase leading to the first floor landing. Internal door leading into the living room.

Living Room

14'10 x 11'03 approx (4.52m x 3.43m approx)
UPVC double glazed window to the front elevation. Laminate flooring. Ceiling light point. Wall light points. Coving to the ceiling. Dado rail. Feature fireplace incorporating a wooden surround, stone heart and 4 bar gas fire. Built-in storage cupboards housing meter points. Internal door leading into the kitchen diner.

Kitchen Diner

8'7 x 17'10 approx (2.62m x 5.44m approx)
Three UPVC double glazed windows to the rear elevation. Glazed door to the rear elevation leading out to the enclosed rear garden. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap above. Integrated oven. 4 ring gas hob with extractor unit above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Built-in pantry with light point. Ample space for dining table.

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into bedroom 1, 2, 3 and the family bathroom.

Bedroom 1

10'11 x 9'09 approx (3.33m x 2.97m approx)
UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point.

Bedroom 2

10'2 x 9'10 approx (3.10m x 3.00m approx)
UPVC double glazed window to the rear elevation.

Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in airing cupboard housing hot water cylinder.

Bedroom 3

7'11 x 6'11 approx (2.41m x 2.11m approx)
UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point.

Family Bathroom

6'08 x 6'06 approx (2.03m x 1.98m approx)
UPVC double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and a wall mounted electric Mira shower above, pedestal sink with hot and cold taps and a low level flush WC.

Front of Property

To the front of the property there is a gated tarmac driveway providing off the road parking, pathway to the entrance door and a laid to lawn garden with hedging and fencing surrounding.

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, a laid to lawn garden with hedging and fencing surrounding and secure gated access to the front of the property.

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

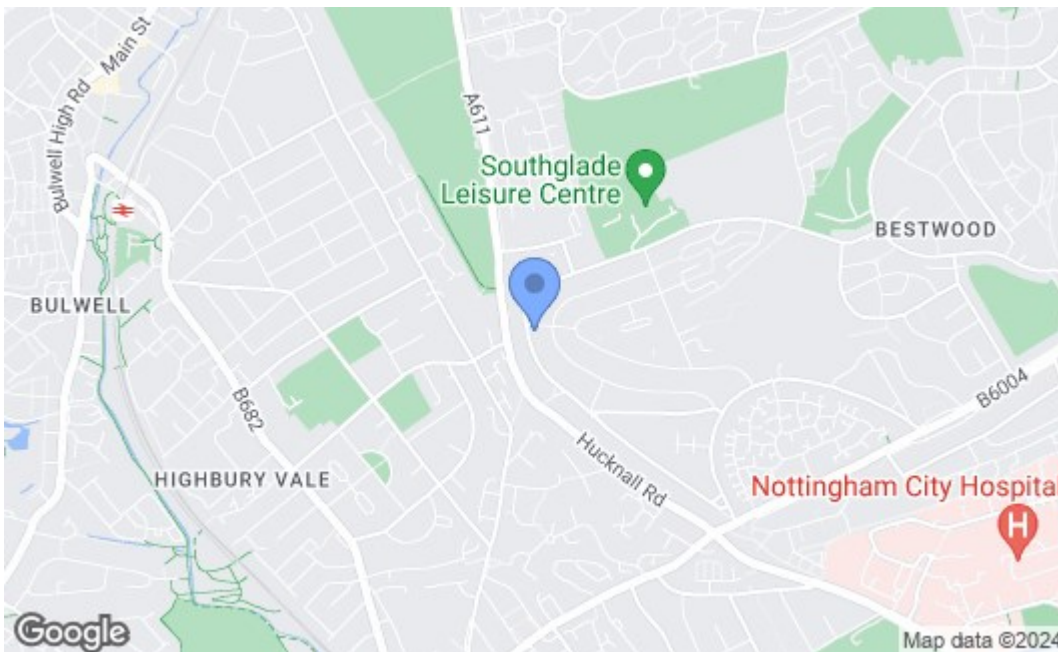
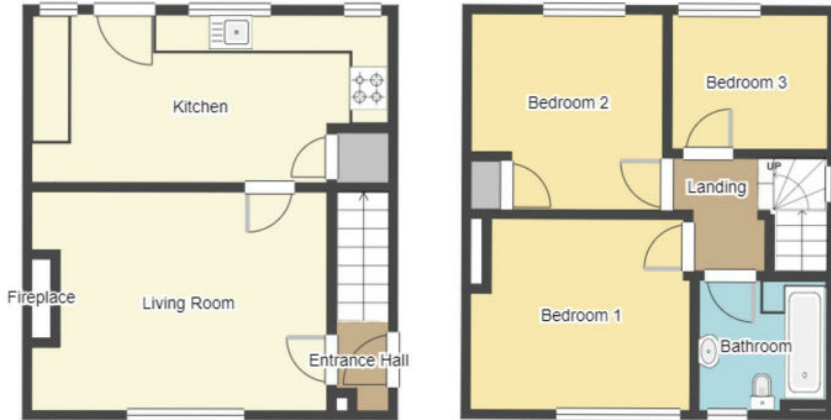
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.