Robert Ellis

look no further. . .







Murray Close
Bestwood, Nottingham NG5 5UX

A WELL PRESENTED TWO BEDROOM HOME WITH ALLOCATED PARKING AND A PRIVATE REAR GARDEN.

Asking Price £180,000 Freehold

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Robert Ellis Estate Agents are delighted to bring to the market this well-presented two-bedroom mid-terraced home, situated in a convenient residential location close to Nottingham City Hospital. Offering spacious accommodation throughout, a private rear garden and allocated parking, this property would make an ideal purchase for first-time buyers, professionals, investors or those looking to downsize.

The property is entered via a welcoming entrance hallway, providing access to the principal ground floor accommodation. A convenient downstairs WC adds practicality, whilst the fitted kitchen offers a range of matching wall and base units, integrated cooking appliances, ample worktop space and room for additional appliances, creating a functional space for everyday living.

To the rear of the property is a bright and spacious lounge diner, benefitting from French doors opening directly onto the enclosed rear garden. This generous reception room provides plenty of space for both relaxing and dining, making it ideal for entertaining family and friends, whilst an under-stairs storage cupboard offers useful additional storage.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and an airing cupboard. The accommodation is completed by a contemporary family bathroom fitted with a modern three-piece suite incorporating a rainfall shower over the bath.

Externally, the property enjoys an enclosed rear garden featuring a raised paved patio and lawn, creating a private outdoor space ideal for relaxing during the warmer months. The property also benefits from allocated parking, conveniently located nearby.

Ideally positioned within easy reach of Nottingham City Hospital, local amenities, supermarkets, well-regarded schools and excellent transport links into Nottingham City Centre, this fantastic home offers a wonderful balance of comfort, convenience and practicality.

An early viewing is highly recommended to appreciate everything this superb property has to offer.





Entrance Hallway
11'04 x 7'04 approx (3.45m x 2.24m approx)
Modern double glazed composite door to the front elevation, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, doors leading through to:

Ground Floor WC
3'2 x 5'05 approx (0.97m x 1.65m approx)
UPVC double glazed window to the front elevation, low level flush WC, vanity wash hand basin, tiled splashbacks, tiling to the floor, ceiling light point, wall mounted radiator.

Lounge/Diner
13'05 x 12'09 approx (4.09m x 3.89m approx)
This lounge/diner benefits from having UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the enclosed rear garden, ceiling light point, wall mounted radiators, understairs storage cupboard providing useful additional storage space.

Fitted Kitchen
5'09 x 10'4 approx (1.75m x 3.15m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap above, tiled splashbacks, integrated oven with stainless steel gas hob over and extractor hood above, space and point for fridge freezer, ceiling light point, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall mounted Ideal gas central heating boiler housed within a matching cabinet, LVT flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

First Floor Landing
Loft access hatch, ceiling light point, panelled doors leading off to:

Family Bathroom
5'06 x 6'03 approx (1.68m x 1.91m approx)
Three piece suite comprising panelled bath with mains fed rainfall shower over, wall hung vanity wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, tiled splashbacks, recessed spotlights to the ceiling, extractor fan, UPVC double glazed window to the rear elevation.

Bedroom One
12'06 x 12'06 approx (3.81m x 3.81m approx)
UPVC double glazed window tot he front elevation, ceiling light point, wall mounted radiator, built-in wardrobes providing ample additional storage space, airing cupboard housing the hot water cylinder with additional storage.

Bedroom Two
11'07 x 6'02 approx (3.53m x 1.88m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Outside

Front of Property
To the front of the property there is a pathway leading to the front entrance door with allocated parking located round the corner.

Rear of Property
To the rear of the property there is an enclosed rear garden with raised paved patio area, garden laid to lawn, outside light and fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 5500mbps
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

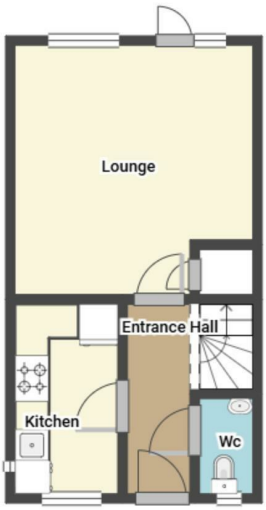


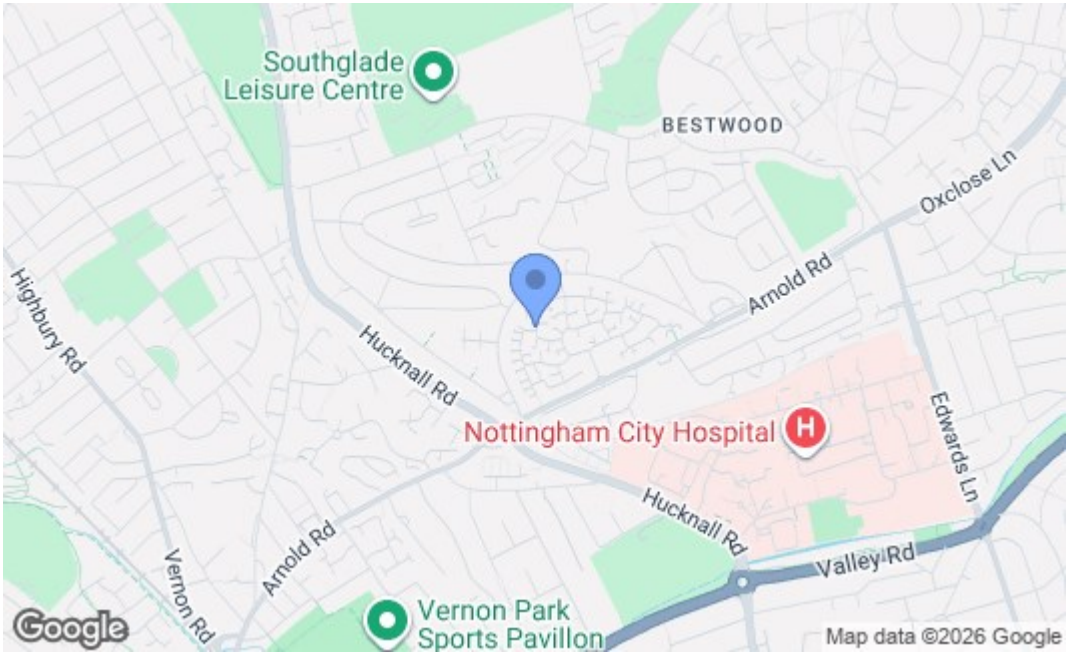


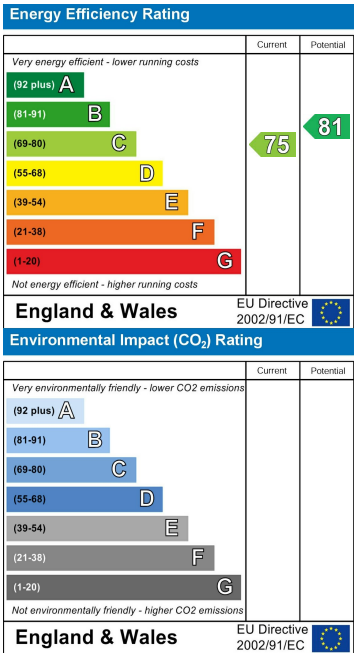












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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