JOHNSONS & PARTNERS

Estate and Letting Agency



52 HIGH MAIN DRIVE, BESTWOOD VILLAGE

NOTTINGHAM, NG6 8YX

£230,000











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Three Bedroom Semi Detached | Garage and Parking | Close to Local Schools | Popular Location | En-Suite | Breakfast Kitchen | Spread over Three Floors | Enclosed Rear Garden | Viewings Advised |

Nestled in the heart of Bestwood Village, Nottingham, this modern three-bedroom semi-detached home on High Main Drive, offers the perfect blend of style, space, and convenience, ideal for families and first-time buyers alike.

Step inside to discover a contemporary breakfast kitchen where every morning is a delight. The ground floor also features a spacious living and dining room, perfect for entertaining guests or enjoying family time. Convenience is key, with a handy downstairs W/C adding to the practicality of the layout.

On the first floor, two well-appointed bedrooms await, alongside a chic three-piece bathroom suite, ensuring ample space for family living. The top floor boasts the main bedroom, a private sanctuary complete with a dressing area and an en-suite, offering parents or homeowners a luxurious retreat.

Outside, the private enclosed rear garden promises endless enjoyment for children's play and summer barbecues. Additionally, this property benefits from a garage plus two parking spaces, solving all your parking needs.

Located in a sought-after area, this home is just a stone's throw away from local amenities, making shopping and daily errands a breeze. Excellent transport links ensure you're well-connected to the wider Nottingham area.

Don't miss the opportunity to make this delightful semi-detached house your new family home. With its modern comforts, ample living space, and fantastic location, it's designed to fit your lifestyle perfectly.

Entrance Hallway

Living and Dining Room 13'1" x 14'5" (4 x 4.4)

Breakfast Kitchen 15'8" x 7'10" (4.80 x 2.40)

Ground Floor WC 4'7" x 2'7" (1.4 x 0.8)

First Floor Landing

Bedroom Two 13'1" x 12'1" (4 x 3.7)

Bedroom Three 10'9" x 6'2" (3.3 x 1.9)

Bathroom 6'10" x 6'2" (2.1 x 1.9)

Second Floor

Bedroom One 13'1" x 12'1" (4 x 3.7)

Dressing Area 4'3" x 5'6" (1.3 x 1.7)

En-Suite 9'2" x 9'10" (2.8 x 3)

Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council - Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before

entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.









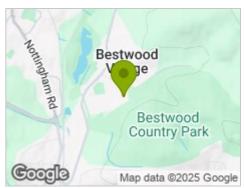
Road Map

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Hybrid Map



Terrain Map

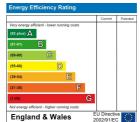


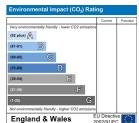
Floor Plan

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Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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