



13 Twycross Road, Bestwood Park, NG5 5TG  
£210,000



Marriotts



# 13 Twycross Road Bestwood Park, NG5 5TG

£210,000

- Extended semi-detached house
- Lounge, dining kitchen & utility
- Downstairs toilet
- Four bedrooms
- Garden room + extra reception room
- NO UPWARD CHAIN

A spacious and extended semi-detached house which although is in need of some upgrading, it has lots of space to offer. With four bedrooms, 2/3 reception rooms, breakfast kitchen with separate utility room and a downstairs toilet! The rear garden room leads out to the enclosed rear garden and also provides access to a store room, which leads through to an additional reception room/office. For sale with NO UPWARD CHAIN!!



## Entrance Porch

With UPVC double-glazed front entrance door, block-paved flooring, raised planter, cold water tap, UPVC double-glazed front window, sliding patio door through to the extra reception room and door to the main hallway.

## Hallway

With stairs to the first floor landing, radiator, cloaks cupboard housing the smart electric meter and fuse board and door through to the living room.

## Living Room

Stone fireplace, surround and hearth with fitted base cupboard to one side. UPVC double-glazed bow window to the front and glazed panel door through to the kitchen.

## Kitchen

A range of all wall and base units with wood effect worktops and an inset stainless steel sink unit and drainer. Four-ring electric hob, radiator, UPVC double-glazed rear window and sliding pocket door through to the utility room.

## Utility Room

A range of wall and base units with worktops and an integrated electric double oven, separate inset microwave, radiator and double-glazed door to the garden room.

### Garden Room

With part tiled roof and part polycarbonate roof, two radiators, UPVC double-glazed windows to the side and rear, door to the downstairs toilet and door leading through to the store room.

### Downstairs Toilet

With a corner wash basin, toilet and UPVC double-glazed rear window.

### Store Room

Several built-in cupboards and access through to the additional reception room/office.

### Reception Room/Office

Fitted with wall and base units and sliding patio door back through to the entrance porch.

### First Floor Landing

Loft hatch with ladder into a boarded roof space with light. Radiator and separate toilet with electric convector heater.

### Bedroom 1

This room has previously been used as a lounge/sitting room, with UPVC double-glazed front and rear windows, two radiators, stone fireplace and surround with Cornish slate hearth.

### Bedroom 2

Built-in wardrobes to one wall, UPVC double-glazed front window and radiator.

### Bedroom 3

UPVC double-glazed rear window and radiator.

### Bedroom 4

Built-in three-door wardrobe with overhead storage and housing the Worcester Bosch combination gas boiler. Separate over-stair cupboard and UPVC double-glazed side window.

### Bathroom

Consisting of a cast iron bath with full height tiled surround and an electric shower, pedestal wash basin, radiator and UPVC double-glazed rear window.

### Outside

There is a gated block-paved courtyard driveway with parking for two cars. To the rear, there is a plumb slate seating area, outside tap and halogen security light. Step leads down to the lawn, which has raised borders and planters, garden shed and enclosing the mixture of brick wall and fencing to the perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no







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FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bedroom 4

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

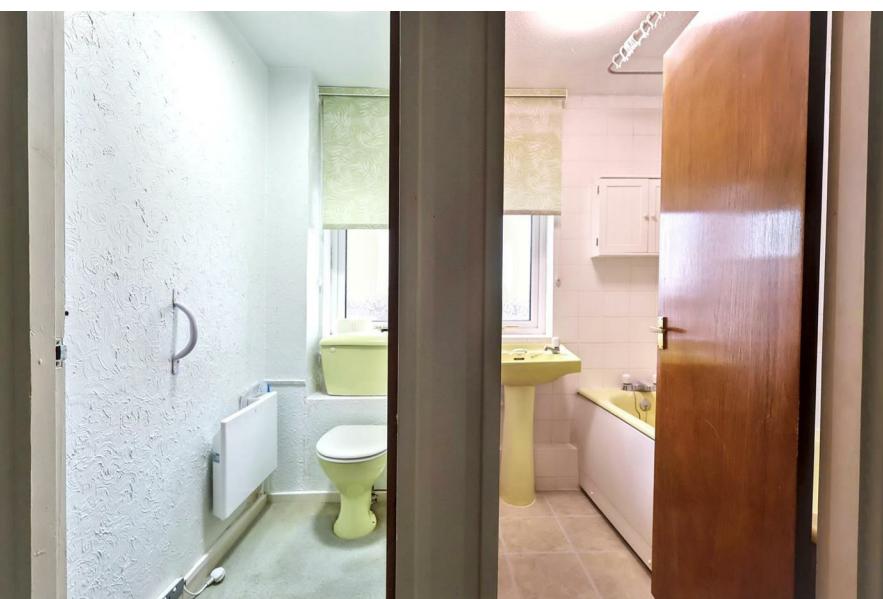
WATER METER: no

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

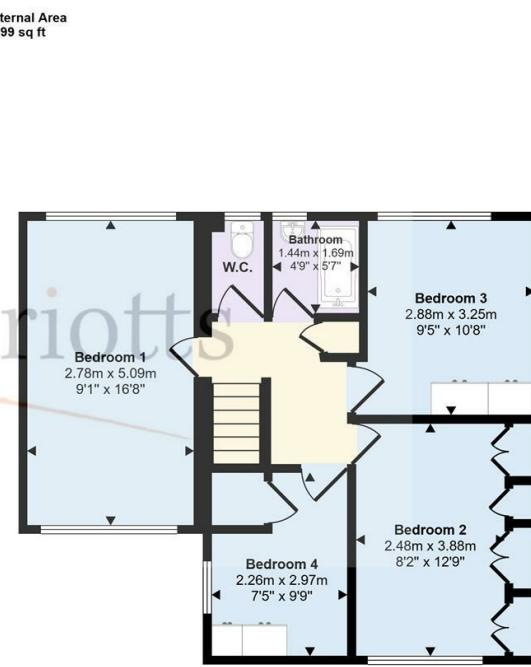
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level access



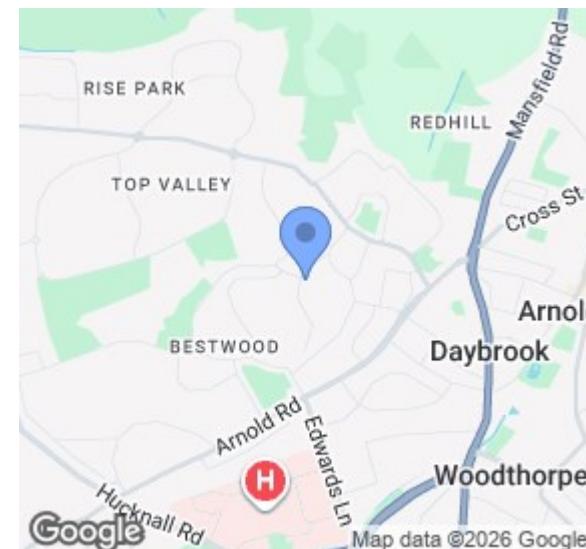
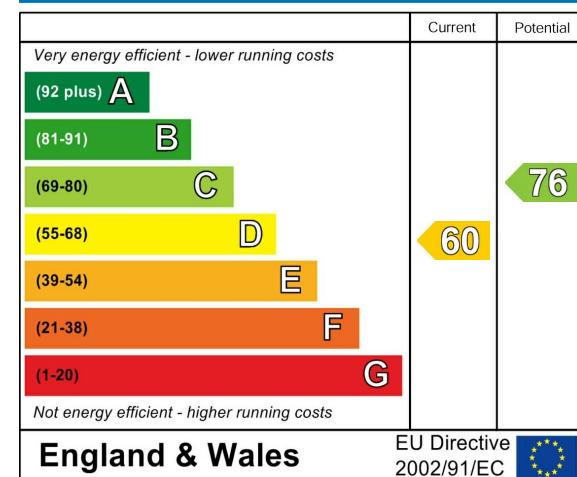




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

- We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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- Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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