



2 Astrid Gardens, Bestwood, NG5 5LW  
£185,000



Marriotts



# 2 Astrid Gardens Bestwood, NG5 5LW

- End town house with 3 bedrooms
- Conservatory and modern shower room
- Popular location
- Living room, dining kitchen with integrated appliances
- South facing rear garden

Charming three-bedroom end town house located in the desirable Astrid Gardens, Nottingham. This property is an ideal starter home, offering a perfect blend of space and modern living in a popular neighbourhood.

As you enter, you will be greeted by a long hall way, with a downstairs toilet and handmade slide out downstairs storage. A walk-in bar accessed from the hallway, looks into the spacious front living room which features a solid oak fire surround and marble hearth. The modern fully equipped dining kitchen is a highlight of the home, providing integrated appliances and ample dining space. Adjacent to the kitchen, the conservatory adds an extra touch of brightness and space, allowing you to enjoy the garden views throughout the year. The first floor boasts three well-proportioned bedrooms and a modern a shower room. There is a low maintenance, south-facing rear garden that is both tidy and manageable. The front garden is paved and enclosed, offering a welcoming entrance while providing a sense of privacy.

With its thoughtful layout and low-maintenance features, it is sure to appeal to first-time buyers and families alike.

£185,000



## Entrance

UPVC door leads into the hallway which has solid wood flooring, radiator and handmade slide-out downstairs storage. A door access a previous cupboard which has been converted to a walk in bar.

## Downstairs toilet

Fitted with a toilet & duel flush and a vanity wash hand basin. UPVC window to the front and vinyl floor.

## Living room

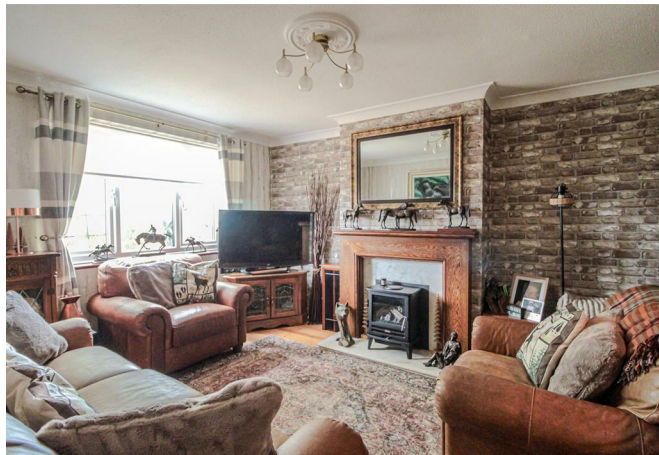
Featuring an electric fire set on a marble hearth and with a solid oak surround. The living room also has solid wood floor, UPVC window to the front and a sliding glass window into the 'bar'.

## Dining kitchen

The kitchen is fitted with a range of wall and floor cabinets, wood effect work top, metro tile splash back black composite sink & drainer with mixer tap, electric oven & grill, 4-ring gas hob and extractor over. There is an integrated fridge freezer, washing machine and dishwasher. The room opens up into the dining space, which has a radiator and UPVC patio doors into the conservatory.

## Conservatory

With thermo-tech roof, tiled floor and door into the rear garden.



### Landing

Carpet, loft access, cupboard housing the central heating boiler and an over stairs cupboard.

### Shower room

The shower room is fitted with a toilet with dual flush, multiple cupboard vanity sink unit with mixer tap and a shower cubicle with mains shower and glass sliding door. There is a heated towel rail, vinyl floor and UPVC window to the rear.

### Bedroom 1

Fitted bedroom furniture, carpet and UPVC window to the rear.

### Bedroom 2

Fitted bedroom furniture, carpet and UPVC window to the front.

### Bedroom 3

Carpet and UPVC window to the rear.

### Outside

The rear garden is tired with steps rising to the upper paved area. There are mature plants, a concrete store and gated access to the rear.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Landing

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

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: Steps to the front and rear access.

OTHER INFORMATION:



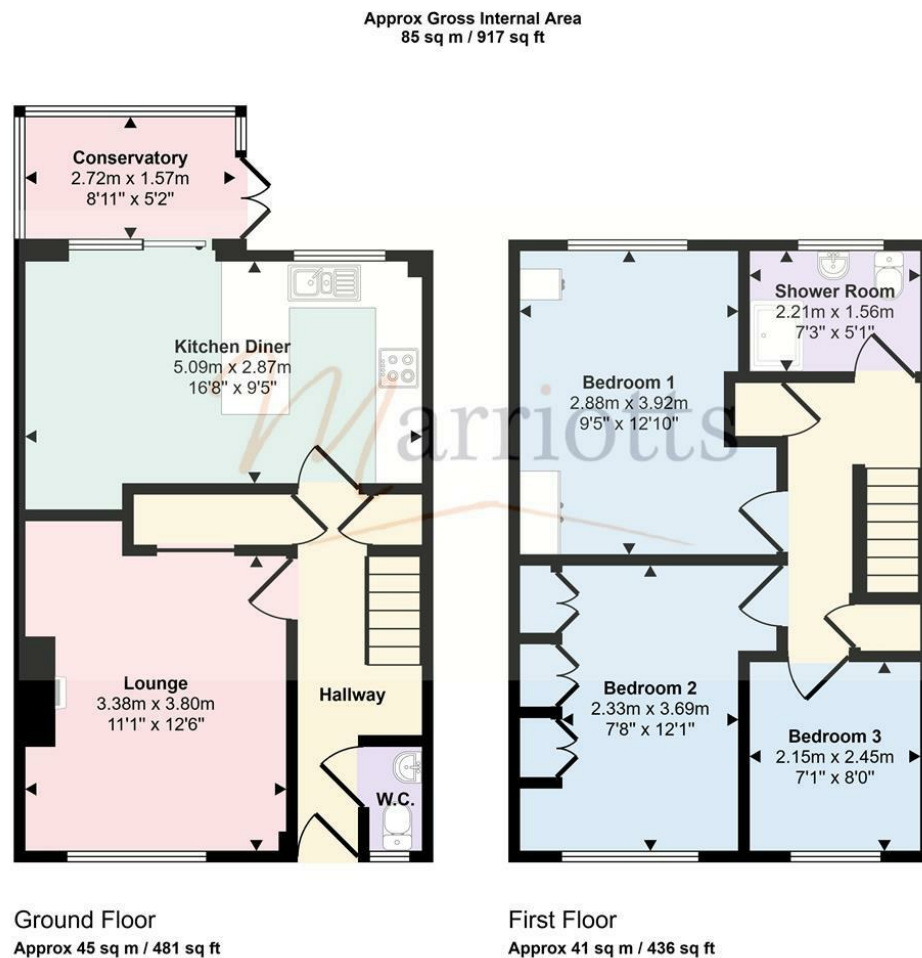




\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.



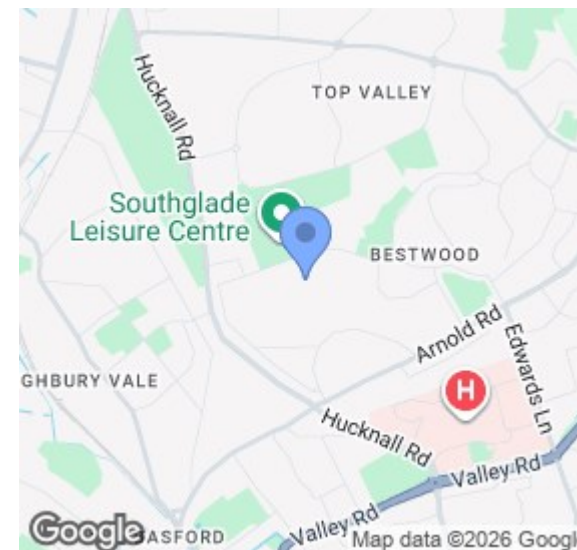




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |



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

1. 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.  
 2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.  
 3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.  
 4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.  
 5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).