# Holden Copley PREPARE TO BE MOVED

Pavior Road, Bestwood, Nottinghamshire NG5 5UF

Guide Price £85,000 - £95,000

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# PERFECT FIRST TIME BUY...

This two bedroom first floor flat is ideal for any first time buyer or investor alike as it offers spacious accommodation whilst being well presented throughout. The property is situated in a popular location within easy reach of various local amenities such as shops, eateries, great schools, Nottingham City Hospital and excellent transport links into the City Centre! Internally the accommodation has an entrance hall, an open plan spacious kitchen/diner with two good sized bedrooms serviced by a three piece bathroom suite. Outside to the rear of the property is an allocated car parking space along with south facing views across the city of Nottingham.

MUST BE VIEWED







- · Two Bedroom Flat
- Spacious Lounge/Diner
- Three Piece Bathroom Suite
- Open Plan Living Space
- Fitted Kitchen
- · Popular Location
- · Off Street Parking
- Close To Local Amenities
- Leasehold I35 Years Remaining On The Lease
- Must Be Viewed

# **ACCOMMODATION**

## Entrance Hall

 $4^{\circ}11'' \times 16^{\circ}4'' (1.5 \times 5.0)$ 

The entrance hall has carpeted flooring, a radiator and provides access into the accommodation

# Living Room

 $16^{4}$ " ×  $9^{2}$ " (5.0 × 2.8)

The living room has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

#### Kitchen/Diner

 $13^{5}$ " ×  $7^{10}$ " (4.1 × 2.4)

The kitchen has tile effect flooring, a range of wall and base fitted wooden units, an integrated cooker and four ring induction hob, a stainless steel sink with a swan neck mixer tap and drainer and space for a fridge/freezer

#### Bedroom One

 $||5" \times ||5" \times 3.4|$ 

The first bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

# Bedroom Two

 $7^{\circ}10'' \times 9^{\circ}2'' (2.4 \times 2.8)$ 

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

# Bathroom

 $8^{\circ}6'' \times 6^{\circ}10'' (2.6 \times 2.1)$ 

The bathroom has carpeted flooring, a dual flush low level WC, a pedestal hand wash basin, a radiator, a fitted bath with a mains fed shower over and enclosure and a UPVC double glazed window to the side elevation

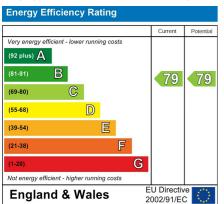
# DISCLAIMER

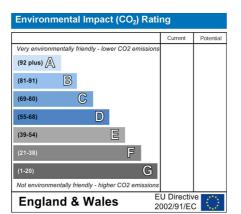
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# OUTSIDE

The property benefits from allocated off street parking







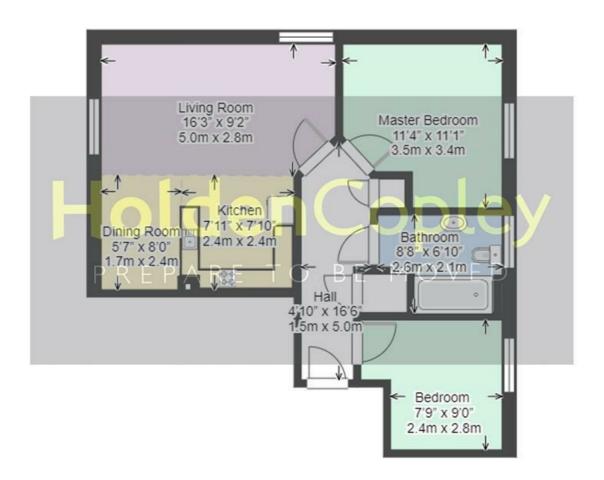












Approx. Gross Internal Area of the Ground floor: 565.54 Sq Ft - 52.54 Sq M

Approx. Gross Internal Area of the Entire Property: 565.54 Sq Ft - 52.54 Sq M

All sizes and areas are approximate and for identification only. Not to scale.

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