



**Nansen Gardens**  
**Bestwood, Nottingham NG5 5LU**

A THREE BEDROOM MID TERRACE FAMILY  
PROPERTY

**Asking Price £160,000 Freehold**



A FANTASTIC THREE BEDROOM MID-TERRACE HOME IN A POPULAR LOCATION – PERFECT FOR INVESTORS WITH A LONG-TERM TENANT IN SITU

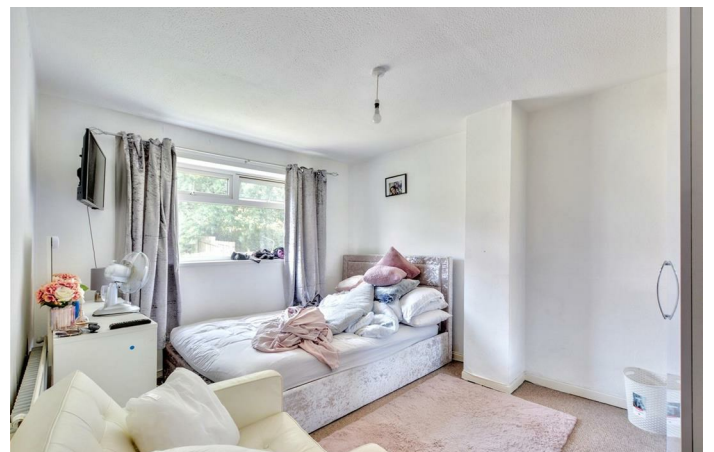
Robert Ellis Estate Agents are delighted to bring to the market this well-presented three bedroom mid-terrace property, ideally positioned in the sought-after residential area of Bestwood, Nottingham. This home is just a short stroll from local parks, schools and a range of amenities, making it a convenient choice for both families and investors.

Upon entry, you are welcomed into a bright entrance hallway with a useful ground floor W/C and a spacious storage cupboard. The modern dining kitchen is fitted with a range of wall and base units, offering an excellent space for family meals and entertaining. To the front elevation sits a light and airy lounge, enhanced by a large double-glazed window.

Upstairs, the first floor landing leads to two generous double bedrooms, a well-proportioned third bedroom, and a contemporary family bathroom with a three-piece suite.

Outside, the property boasts a spacious tiered garden with a pathway to the front door. The enclosed rear garden enjoys a seating area and garden sheds, perfect for outdoor relaxation and additional storage.

This is a fantastic investment opportunity with a long-term tenant already in place – a viewing comes highly recommended. Contact our office today to arrange yours!



### Entrance Hallway

16'08 x 5'09 approx (5.08m x 1.75m approx)

UPVC entrance door to the front elevation leading into the entrance hallway comprising carpeted staircase leading to the first floor landing, dado rail, ceiling light point, wall mounted radiator, under stairs storage, panelled doors leading through to:

### Ground Floor Cloakroom

2'6 x 4'8 approx (0.76m x 1.42m approx)

Window to the front elevation, low level flush WC, vanity wash hand basin, tiled splashbacks, linoleum floor covering, ceiling light point.

### Storage

7'05 x 2'10 approx (2.26m x 0.86m approx)

Useful additional storage space.

### Dining Kitchen

10' x 17'08 approx (3.05m x 5.38m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, tiled splashbacks, tiling to the floor, space and plumbing for a washing machine, integrated oven, four ring stainless steel gas hob with stainless steel extractor hood over, space and point for a freestanding fridge freezer, UPVC double glazed window to the rear elevation, UPVC double glazed door providing access to the enclosed rear garden, ample space for dining table, wall mounted radiator.

### Living Room

11'06 x 15'10 approx (3.51m x 4.83m approx)

UPVC double glazed picture window to the front elevation, dado rail, coving to the ceiling, wall mounted radiator, ceiling light point.

### First Floor Landing

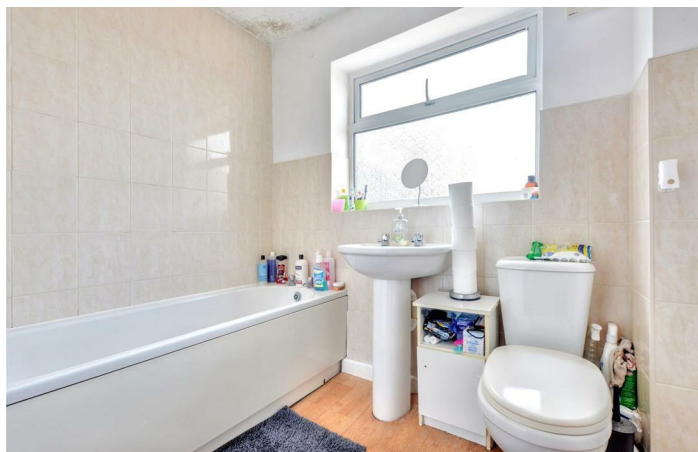
6' x 12'1 approx (1.83m x 3.68m approx)

Ceiling light point, loft access hatch, airing cupboard housing Worcester Bosch gas central heating combination boiler with additional built in storage over the stairs, panelled doors leading off to:

### Family Bathroom

5'08 x 7'05 approx (1.73m x 2.26m approx)

Three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, wall mounted radiator, UPVC double glazed window to the rear elevation, tiled splashbacks, extractor fan, ceiling light point.



### Bedroom One

11'08 x 13'06 approx (3.56m x 4.11m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Bedroom Two

11'08 x 12'10 approx (3.56m x 3.91m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

8'5 x 7'07 approx (2.57m x 2.31m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Outside

The property benefits from having gardens to both the front and rear elevations.

### Front of Property

To the front of the property there is a gated tiered garden with artificial lawn, fencing and walls to the boundaries, pathway to the front entrance doorway.

### Rear of Property

To the rear of the property there is an enclosed tiered garden featuring raised seating area with secure gated access to the rear elevation

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 22mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

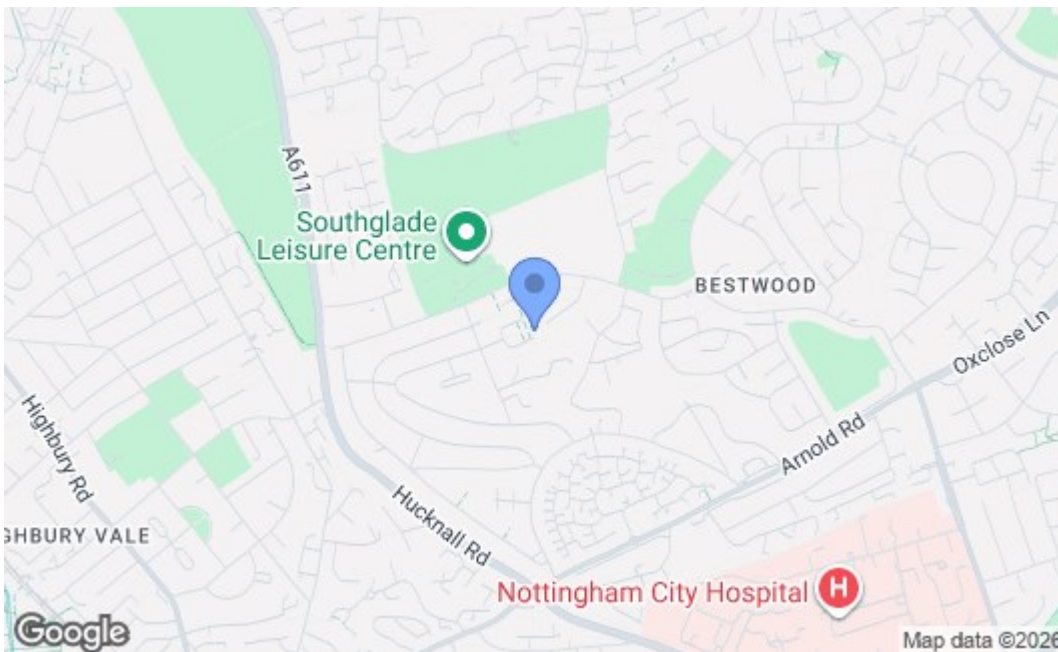
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.