



Mosswood Crescent,
Bestwood, Nottingham
NG5 5SW

**Price Guide £190,000 -
£200,000 Freehold**



**** PRICE GUIDE £190-200,000 ** MUST VIEW ****

Welcome to Mosswood Crescent...

Robert Ellis estate agents are delighted to offer to the market this fantastic three-bedroom, semi-detached home in Bestwood, Nottingham.

The property itself sits favorably within walking distance of nearby schooling. There is easy access to Arnold Town center where there is a wide variety of national and independent retailers and shopping facilities and transport links.

Upon entry, you are greeted by the hallway, leading to the lounge/diner with a door leading into the fitted kitchen with ample wall and base units and a further door leading to the Utility area. To the rear of the property, you will find a low-maintenance rear garden which is split-level, with bedding areas and a shed.

Stairs to landing, first double bedroom, second double bedroom, third single bedroom, and family bathroom with a three-piece suite.

The property offers a driveway providing off-the-road hard standing and a front garden to lawn.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home!

Contact the office now on 0115 648 5485.



Entrance Hallway

UPVC double glazed leaded door to the front, stairs to the first floor, picture rail, ceiling light point, wall mounted radiator and panelled door to:

Open Plan Lounge/Diner

22'5 x 11'1 approx (6.83m x 3.38m approx)

UPVC double glazed windows to the front and rear, wall mounted double radiator, ceiling light points, feature fireplace incorporating surround with marble hearth and back panel and inset stainless steel feature electric fireplace, laminate flooring, dado rail and internal panelled door to:

Re-fitted Kitchen

10'11 x 7'10 approx (3.33m x 2.39m approx)

UPVC double glazed windows to the side and rear, range of matching wall and base units incorporating laminate work surface over, stainless steel sink and drainer with mixer tap above, tiled splashbacks, integrated oven, four ring gas hob with stainless steel extractor hood above, tiled splashbacks, tiling to the floor, wall mounted double radiator, space and plumbing for an automatic washing machine, space and point for a tumble dryer, recessed spotlights to the ceiling and internal glazed door to:

Utility Room

7'1 x 6'1 approx (2.16m x 1.85m approx)

UPVC double glazed door to the side, wall mounted gas central heating boiler, space and point for free standing fridge freezer, wall units providing additional storage, understairs storage, carpeted flooring.

First Floor Landing

Loft access hatch, ceiling light point, airing/storage cupboard housing the hot water cylinder and panelled doors to:

Bedroom 1

11'9 x 10'3 approx (3.58m x 3.12m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in storage over the stairs.

Bedroom 2

11'2 x 10'6 approx (3.40m x 3.20m approx)

UPVC double glazed window to the rear, wall mounted double radiator, recessed spotlights to the ceiling, coving to the ceiling, laminate flooring.

Bedroom 3

11'10 x 5'8 approx (3.61m x 1.73m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

Bathroom

7'11 x 7'3 approx (2.41m x 2.21m approx)

A modern white three piece suite comprising of a panelled bath with electric Mira shower over, low flush w.c., pedestal wash hand basin, tiled splashbacks, linoleum flooring, wall mounted radiator, UPVC double glazed window to the rear, ceiling light point and extractor unit.

Outside

To the front of the property there is a garden laid to lawn, hedging providing screening, pathway to the front entrance door and driveway providing off road parking.

To the side there is a further storage and a pathway with secure gated access to the front.

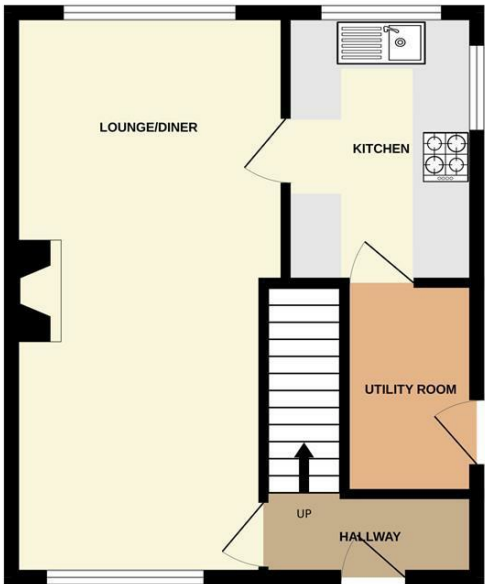
To the rear there is an enclosed tiered garden laid mainly to lawn, fencing to the boundaries, hedges and trees to the rear and patio area. Outside security lighting and outside water tap.

Council Tax

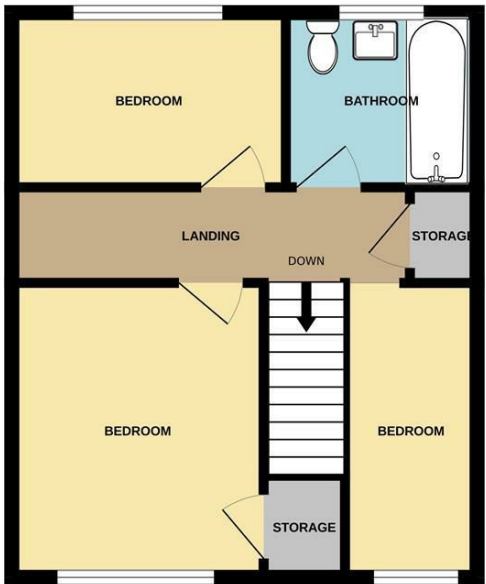
Nottingham City Council Band A



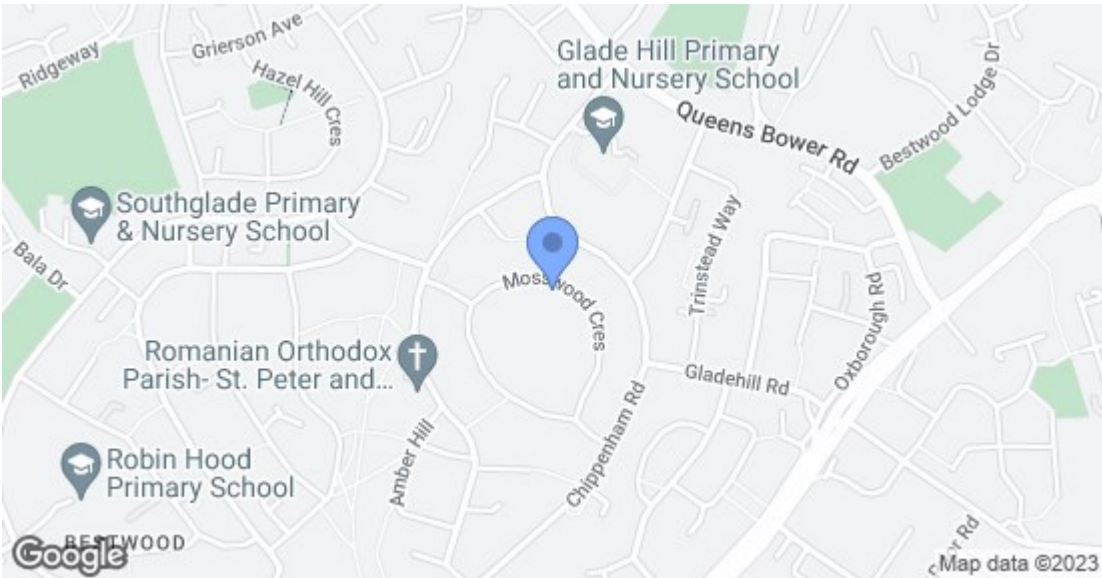
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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