



Milverton Road  
, Nottingham NG5 5RL

**£210,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
END OF TERRACE HOME SITUTED IN  
BESTWOOD, NOTTINGHAM!





Situated in the popular and convenient area of Bestwood, this well-presented three-bedroom end-of-terrace home is offered for sale in great condition and is ideally located close to local shops, schools, the City Hospital, and excellent transport links.

Upon entering the property, you are welcomed by an entrance hallway providing access to the staircase leading to the first floor and a spacious lounge/diner. The lounge/diner offers a comfortable living and dining space and flows through to the fitted kitchen, making it ideal for modern family living.

To the first floor, the property boasts three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from an enclosed rear garden, perfect for relaxing or entertaining, while to the front there is a driveway providing off-road parking.

This fantastic home is perfect for families and first-time buyers alike. Early viewing is highly recommended—do not miss out on this great opportunity.



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, built-in storage, tiled flooring, staircase leading to the first floor landing, archway leading through to the lounge diner.

### Lounge Diner

9'82 x 22'04 approx (2.74m x 6.81m approx)

UPVC double glazed window to the front elevation, laminate flooring, two wall mounted radiators, coving to the ceiling, UPVC double glazed sliding doors giving access to the rear garden.

### Kitchen

17'72 x 7'39 approx (5.18m x 2.13m approx)

A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap, space and point for a fridge and freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, NEFF oven with NEFF induction hob over and extractor hood above, built-in storage, tiled flooring, tiled splashbacks, LED plinth lighting, UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation.

### First Floor Landing

Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

### Bedroom One

11'07 x 9'81 approx (3.53m x 2.74m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built in storage.

### Bedroom Two

10'12 x 10'82 approx (3.05m x 3.05m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Three

5'26 x 11'18 approx (1.52m x 3.35m approx)

UPVC double glazed window to the front elevation, built in storage, wall mounted radiator, carpeted flooring.

### Bathroom

6'77 x 7'42 approx (1.83m x 2.13m approx)

Vinyl flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, WC, heated towel rail.

### Outside

There is an enclosed rear garden with paved patio, flowerbeds, shed, lawned area, a range of plants and shrubbery planted to the borders, fenced and walled boundaries, side gated access to the front of the property.

To the front of the property is a driveway, front garden, pathway leading to the front entrance door, fenced and walled boundaries.

### 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 14mbps Ultrafast 1800mbps

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

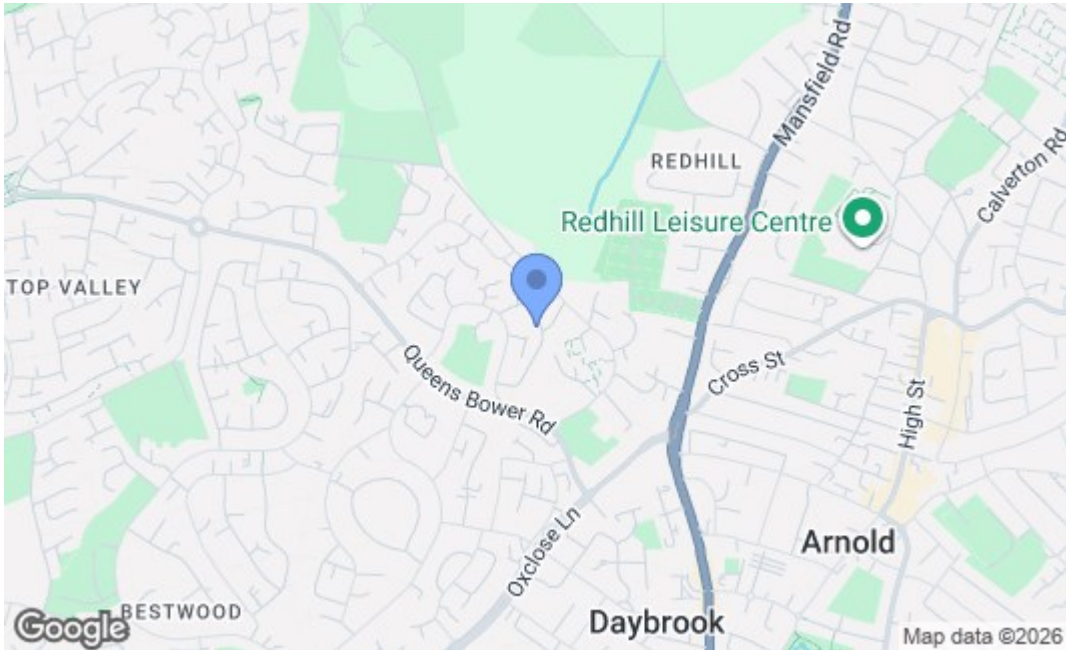
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
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		
England & Wales 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.