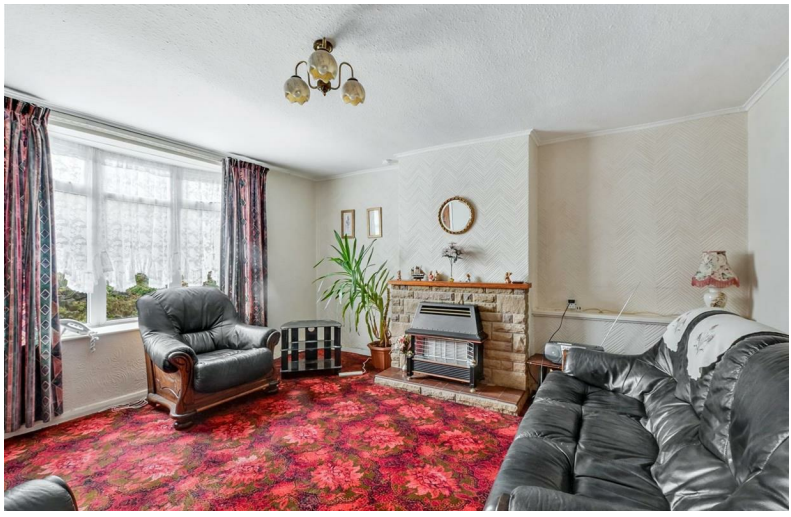
Robert Ellis

look no further. . .



Lechlade Road
Bestwood, Nottingham NG5 5JQ

SPACIOUS THREE-BEDROOM MID-TERRACE PROPERTY WITH GREAT POTENTIAL IN A POPULAR LOCATION.

£160,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

This three-bedroom mid-terrace house offers a fantastic opportunity for first-time buyers or investors looking to add value. An ideal for those wanting to refurbish and personalise a home to their own taste.

The accommodation includes an entrance hall, lounge, and kitchen on the ground floor, with three bedrooms and a bathroom to the first floor. Well located in a popular residential area, the property is close to schools, excellent transport links, and the City Hospital.

A property with plenty of potential, it's a great chance to create a desirable home or investment in a well-connected and sought-after location.

Entrance Hallway
UPVC entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, door to lounge.

Lounge
13'11" x 13'2" approx (4.250 x 4.017 approx)
UPVC double glazed bay window to the front elevation, carpeted flooring, gas fire with surround, storage space to either side of the chimney breast, door leading through to kitchen.

Kitchen
9'6" x 12'4" approx (2.920 x 3.782 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated oven with four ring gas hob, UPVC double glazed window to the rear elevation, tiled splashbacks, space and plumbing for a washing machine, laminate floor covering.

Utility Room
10'0" x 5'2" approx (3.064 x 1.593 approx)
UPVC door leading to the rear garden.

First Floor Landing
Carpeted flooring, wall mounted radiator, loft access hatch, doors leading off to:

Separate WC
4'8" x 3'0" approx (1.441 x 0.919 approx)
Laminate floor covering, WC, UPVC double glazed window to the rear elevation.

Bathroom
4'11" x 5'9" approx (1.501 x 1.757 approx)
Laminate floor covering, wash hand basin, UPVC double glazed window to the rear elevation, tiled splashbacks, panelled bath.

Bedroom Two
Carpeted flooring, UPVC double glazed window.

Bedroom One
12'10" x 9'11" approx (3.923 x 3.035 approx)
Carpeted flooring, UPVC double glazed window.

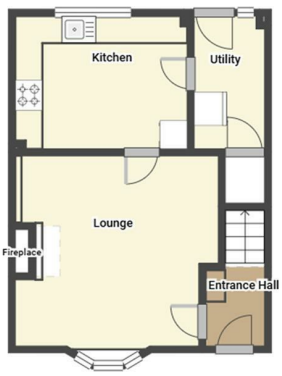
Bedroom Three
7'8" x 9'9" approx (2.34 x 2.987 approx)
Carpeted flooring, UPVC double glazed window.

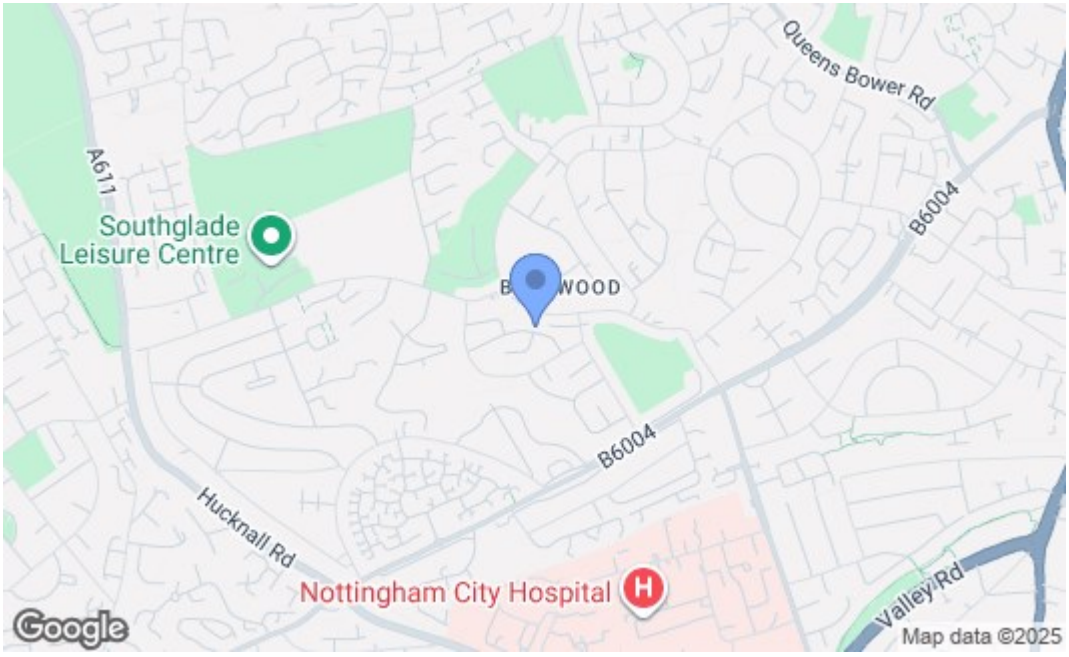
Outside

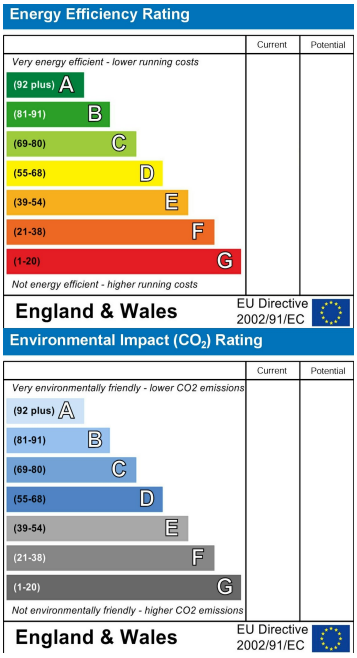
Front of Property
To the front of the property there is a front garden with steps leading down to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden with garden laid to lawn, hedging to the boundaries, additional patio area, pathway leading to secure gate.

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 7mbps 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







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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485