



Dylan Thomas Road,  
Bestwood Park, Nottingham  
NG5 5UA

**£175,000 Freehold**



\*\* IDEAL FOR FIRST TIME BUYERS / INVESTORS \*\*

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in BESTWOOD PARK, NOTTINGHAM.

It is ideally located within walking distance of Arnold's high street, which offers a mixture of restaurants, bars and retail shops. There are transport links within walking distance allowing access to Nottingham City Centre and surrounding areas.

Upon entry, you are welcomed into the hallway which leads to the kitchen and lounge with sliding doors opening onto the enclosed rear garden with patio area and access to the car port.

Stairs lead to landing, first bedroom, second bedroom, third bedroom and family bathroom featuring a three piece suite.

The front of the home offers ample parking with the driveway and car port, alongside laid to lawn. A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office now to arrange your viewing!



### Entrance Hallway

6'6" x 8'3" approx (2.00 x 2.54 approx)

Composite entrance door to the front elevation with opaque glass panel to the side. Wooden flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Access into Kitchen & Living Room. Staircase to the First Floor Landing.

### Kitchen

8'8" x 6'5" approx (2.65 x 1.98 approx)

UPVC double glazed window to the front elevation. Lino flooring. Wall mounted radiator. Ceiling light point. Tiled splashbacks. Range of wall, base and drawer units with worksurfaces over. Sink and drainer unit with dual heat tap. Space and point for freestanding oven. Space and plumbing for automatic washing machine. Space and point for under the counter fridge and freezer.

### Living Room

9'4" x 15'7" approx (2.85 x 4.77 approx)

UPVC double glazed window to the side elevation. Sliding doors leading to enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling & wall light points. Coving to the ceiling. Access into storage cupboard providing useful additional storage space. Feature gas fireplace.

### First Floor Landing

7'6" x 7'3" approx (2.31 x 2.22 approx)

CARPETED FLOORING. Wall mounted radiator. Ceiling light point. Loft access hatch. Access into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'7" x 8'1" approx (3.54 x 2.48 approx)

UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobe. Cupboard housing hot water tank

### Bedroom 2

9'7" x 8'2" approx (2.93 x 2.50 approx)

UPVC double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bedroom 3

11'5" x 4'10" approx (3.50 x 1.48 approx)

UPVC double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

5'4" x 5'1" approx (1.64 x 1.57 approx)

Window to the side elevation. Lino flooring. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and handheld shower unit above, pedestal wash hand basin with hot and cold tap and a low level flush W/C. Tiled splashbacks. Shaver point.

### Front of Property

Driveway leading to Car Port. Gated access to rear garden. Storage cupboard housing boiler unit.

### Rear of Property

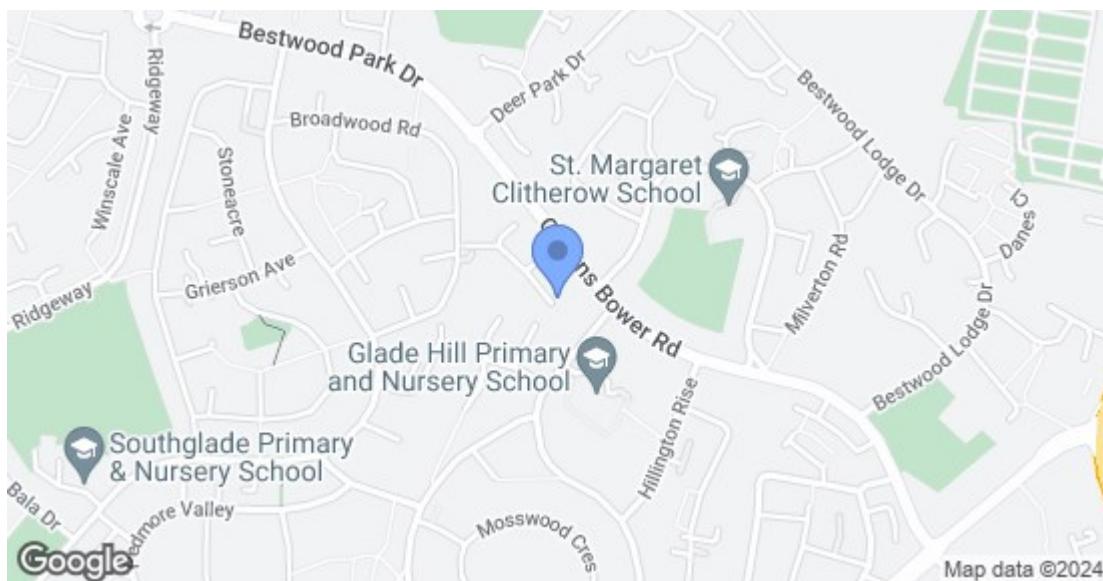
Patio area with steps leading to rear garden. Fencing and trees to the borders

### Council Tax

Local Authority Nottingham

Council Tax band B





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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.