



**Bestwood Terrace  
Bulwell, Nottingham NG6 9JR**

A MODERN AND IMMACULATE ONE-BEDROOM SEMI-DETACHED HOME IN BULWELL.

**Asking Price £130,000 Freehold**



ROBERT ELLIS ESTATE AGENTS are delighted to present this IMMACULATELY PRESENTED ONE BEDROOM SEMI-DETACHED HOME, located in a popular and convenient residential area of Bulwell, close to a wide range of local amenities.

The property is ideally situated for access to Nottingham City Hospital, Bestwood Country Park, and excellent public transport links. A bus stop for the 17 route is just a 20-second walk away, while train and tram services from Bulwell Market (0.8 miles away) provide convenient access to Nottingham City Centre and surrounding areas. The nearby Ring Road and Hucknall Road also offer easy connections to the wider Nottingham area and beyond, making this an ideal purchase for first-time buyers, downsizers, or investors.

Internally, the accommodation has been tastefully modernised and comprises a welcoming entrance, a bright and stylish MODERN KITCHEN, a comfortable lounge, and a MODERN REFITTED SHOWER ROOM. The spacious bedroom offers a peaceful retreat, with plenty of room for furnishings.

Additional features include DOUBLE GLAZING, MODERN GAS CENTRAL HEATING, and a LOW-MAINTENANCE GARDEN AND PATIO TO THE REAR, ideal for enjoying the outdoors.

This is a truly turn-key home offered to the market with NO UPWARD CHAIN.

VIEWING IS HIGHLY RECOMMENDED—contact Robert Ellis to arrange your appointment today!



## Lounge

11'6" x 11'08" approx (3.51m x 3.56m approx )

With a modern composite entrance door to the front elevation leading into the lounge comprising UPVC double glazed window to the front elevation, ceiling light point, wall mounted double radiator, meter cabinets housing electric meter and electrical consumer unit, electric fire, carpeted flooring, modern wooden panelled door leading through to the refitted kitchen.

## Kitchen

11'07" x 8'06" approx (3.53m x 2.59m approx)

A range of matching cotemporary wall and base units with a worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, understairs storage with power and lighting, would make an ideal pantry and space for a fridge freezer, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation leading out to the rear garden, carpeted staircase leading to the first floor landing.

## First Floor Landing

Carpeted flooring, doors leading off to rooms.

## Bedroom

11'3" x 11'10" approx (3.45m x 3.63 approx)

Carpeted flooring, wall mounted radiator, loft access hatch, wall mounted radiator, UPVC double glazed window to the front elevation.

## Bathroom

8'02" x 10'05" approx (2.49m x 3.18m approx)

Modern three piece suite comprising spacious walk-in shower enclosure with integrated mains fed rainwater shower over, tiled splashbacks, handwash basin with mixer tap and storage cupboards below, WC, recessed spotlights to the ceiling, chrome heated towel rail, LVT flooring, UPVC double glazed window to the rear elevation, built-in storage cupboard over the stairs housing refitted BAXI gas central heating combination boiler providing hot water and central heating to the property.

## Outside

To the rear of the property there is an enclosed rear garden with low maintenance paved patio area with secure fencing to the boundaries providing access to rear passageway and secure access to further garden being laid mainly to lawn with fencing to the boundaries.

To the front of the property there is on road parking.

## 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

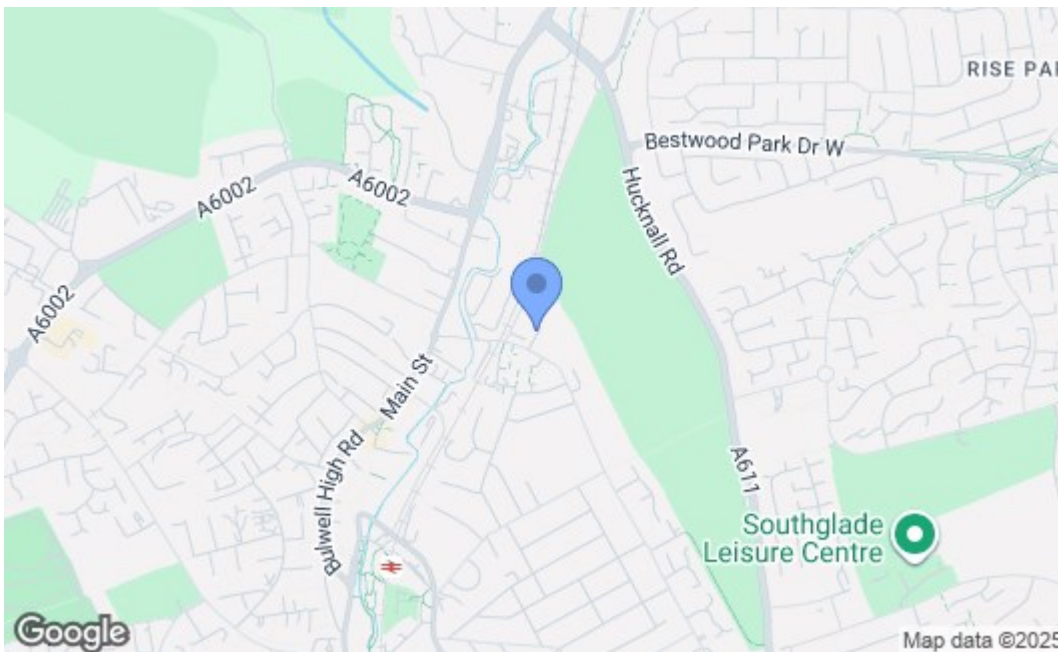
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	
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			
<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.