

Robert Ellis

look no further...



Beckhampton Road,
Bestwood, Nottingham
NG5 5NG

£180,000 Freehold

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GUIDE PRICE £185,000- £190,000 ** MUST VIEW **

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

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

Upon entry, you are welcomed by hallway which leads through to the kitchen with fitted units and the lounge diner with sliding doors that open to the enclosed, rear garden hosting patio area and stairs leading up to the laid to lawn. Stairs leading to landing, first double bedroom with storage cupboard, second double bedroom, third single bedroom with storage cupboard and family bathroom with a three piece suite.

To the front is a split level garden with laid to lawn and two pathways to the home.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Contact the office on 0115 648 5485 now!



Hallway

8'9" x 3'8" approx (2.68m x 1.12m approx)

Vinyl flooring, opaque UPVC double glazed door to the front, wall mounted radiator.

Lounge/Diner

22'4" x 11'1" approx (6.82m x 3.39m approx)

Double wall mounted radiator, UPVC double glazed French doors, gas fire, UPVC double glazed bay window to the front, carpeted flooring to the lounge and vinyl flooring in the dining area.

Kitchen

18'3" x 7'7" approx (5.57m x 2.33m approx)

Vinyl flooring, double wall mounted radiator, fitted wall and base units, four ring electric hob with extractor fan above, integrated oven, space for a washing machine, stainless steel sink with dual heat taps, space for a fridge freezer, Logic boiler and water tank, UPVC double glazed window and UPVC double glazed door to the rear, partially tiled walls.

First Floor Landing

9'6" x 2'11" approx (2.9m x 0.91m approx)

Carpeted flooring, storage cupboard and doors to:

Bedroom 1

11'8" x 10'1" approx (3.56 x 3.09m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, storage cupboard (1.04m x 0.98m).

Bedroom 2

11'2" x 10'6" approx (3.41m x 3.21m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Bedroom 3

11'2" x 5'7" approx (3.41m x 1.71m approx)

Laminate flooring, wall mounted radiator, UPVC double glazed window and storage cupboard.

Bathroom

7'8" x 7'1" approx (2.36m x 2.18m approx)

Vinyl flooring, wall mounted radiator, low flush w.c., wash hand basin with hot and cold tap, bath with hot and cold

tap and electric shower over, partially tiled walls, two opaque UPVC double glazed windows.

Outside

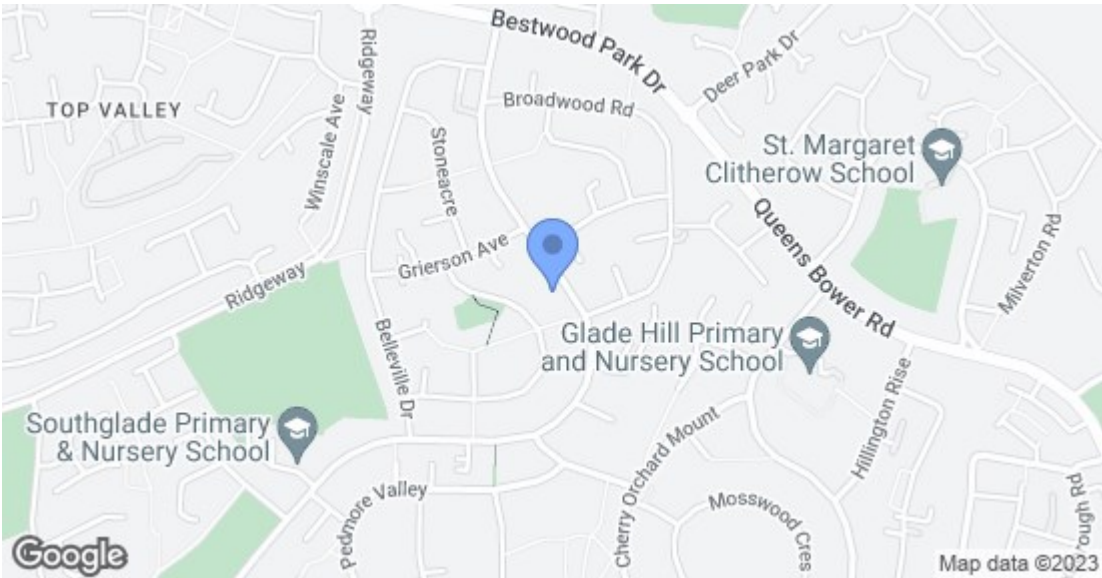
There is a split level garden to the front with lawn, flower beds, hedges to the edges and pathway to the front door.

To the rear there is an enclosed private garden, patio area with steps to the lawn, hedges and fencing to the boundaries.

Council tax Band:-

Band A, Nottingham





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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		

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.