



**Moor Road  
Bestwood Village, Nottingham NG6 8TF**

**A THREE BEDROOM END OF TERRACE  
PROPERTY FOR SALE IN BESTWOOD  
VILLAGE!**

**Offers In The Region Of**

**0115 648 5485**



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Offered to the market with no upward chain, this three-bedroom end-terrace home is located in the heart of Bestwood Village, close to local amenities, schools, and transport links.

The property features an entrance hall leading to the kitchen, spacious lounge, and stairs to the first floor. Upstairs, there are three bedrooms and a family bathroom. Whilst the home would benefit from some modernisation, it presents a fantastic opportunity for buyers looking to add their own touch.

Externally, the property boasts a very large front garden and a generous rear garden with both lawn and patio areas which is ideal for family use or entertaining.

A great project with plenty of potential in a popular location, an early viewing is advised!



### Entrance Hall

UPVC door to the front, doors to the lounge and inner hall, stairs to the first floor.

### Lounge

15'0" x 10'6" max (4.58m x 3.21m max)

Double glazed window to the front, radiator, electric fire with brick hearth and surround, coving. Door to:

### Kitchen

14'11" x 11'1" max (4.57m x 3.39m max)

Carpeted flooring, radiator, double glazed window to the rear, door to the utility area. Storage cupboard, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with hot and cold taps, tiled splashbacks, space for an oven and extractor over.

### Utility

Plumbing for a washing machine, UPVC double glazed door to the rear, radiator.

### First Floor Landing

Carpeted flooring, double glazed window to the side, access to the loft, airing/storage cupboard and doors to:

### Bedroom 1

10'6" x 11'9" max (3.21m x 3.59m max)

Double glazed window to the front, radiator, carpeted flooring.

### Bedroom 2

10'6" x 13'4" max (3.22m x 4.07m max)

Carpeted flooring, built-in storage, double glazed window to the rear, radiator.

### Separate w.c.

2'9" x 5'7" max (0.84m x 1.71m max)

Double glazed window to the rear, low flush w.c., carpeted flooring.

### Bathroom

4'9" x 5'6" max (1.46m x 1.7m max)

Double glazed window to the rear, wash hand basin with hot and cold taps, tiled splashbacks, bath with hot and cold taps.

### Outside

There is a large garden to the front which is lawned surrounded by hedging, trees, shrubs and plants.

Side garden which is lawned, there is a walk way with hedge and fence boundaries.

To the rear there is a lawned garden with a patio area, space for bins. Walls and hedges to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

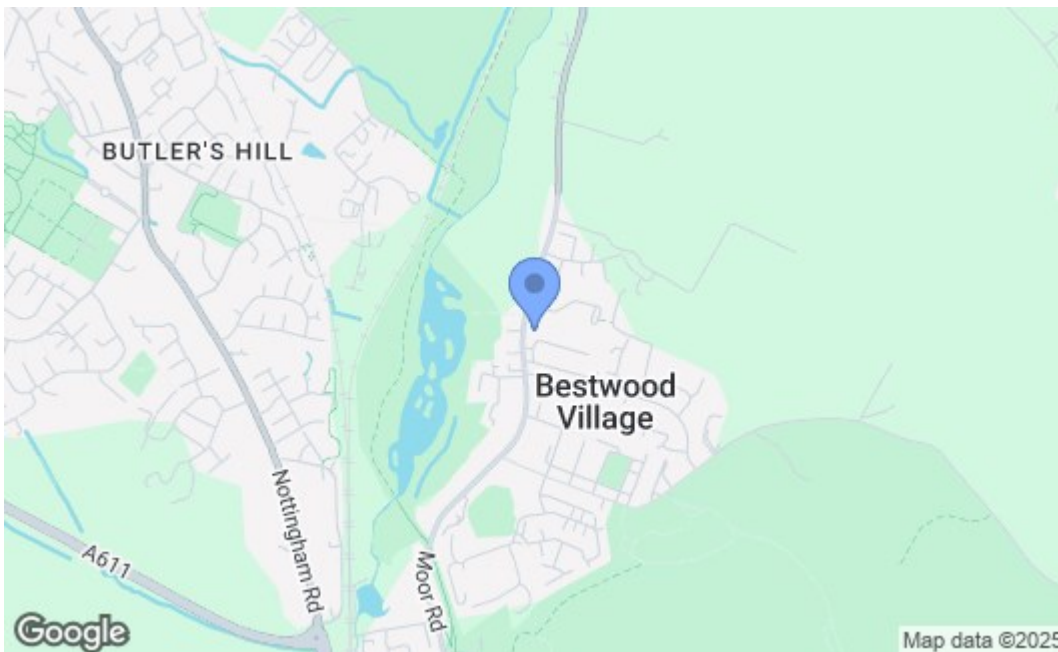
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.