Robert Ellis

look no further. . .







Murray Close
Bestwood, Nottingham NG5 5UX

A THREE BEDROOM, END OF TERRACE FAMILY HOME IN BESTWOOD, NOTTINGHAM.

£230,000 Freehold

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** GREAT FIRST TIME BUY **

Robert Ellis are delighted to present to the market this FANTASTIC THREE BEDROOM, END OF TERRACE FAMILY HOME situated in BESTWOOD, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads to the downstairs WC, lounge with French doors opening into the open plan kitchen diner with under stair storage. The ground floor also hosts the low maintenance rear garden which is split into tow tiers, with an outdoor office space, ideal for home workers. You are also able to access the garage via the garden, hosting a driveway infront.

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

The home is perfectly located for families with great transport links, connections to schools, shops and more. A viewing is highly recommended to appreciate the SIZE and LOCATION of this great opportunity- Contact the office now!





Entrance Hallway
8'9" x 6'4" approx (2.69 x 1.94 approx)
UPVC double glazed entrance door, laminate flooring, doors leading off to:

Ground Floor WC
2'11" x 5'6" approx (0.89 x 1.70 approx)
Vinyl flooring, wall mounted radiator, UPVC double glazed window, WC, handwash basin with storage below.

Lounge
13'3" x 12'6" approx (4.04 x 3.83 approx)
UPVC double glazed window, two wall mounted radiators, French doors leading through to the kitchen diner.

Kitchen Diner
8'11" x 15'8" approx (2.74 x 4.78 approx)
A range of wall and base units incorporating integrated oven with four ring gas hob over and extractor hood above, space and plumbing for a dishwasher, space and plumbing for a washing machine, sink with mixer tap, tiled splashbacks, UPVC double glazed window, housing the boiler, ample space for a dining table, UPVC double glazed French doors leading out to the rear garden, wall mounted radiator, understairs storage.

Storage
2'10" x 5'1" approx (0.88 x 1.57 approx)

First Floor Landing
9'8" x 5'10" approx (2.97 x 1.79 approx)
Carpeted flooring, storage cupboard, doors leading off to:

Storage
2'6" x 2'5" approx (0.78 x 0.76 approx)
Built-in shelving.

Bedroom One
9'6" x 12'5" approx (2.92 x 3.81 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Bedroom Two
10'0" x 9'5" approx (3.05 x 2.89 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window.

Bedroom Three
6'10" x 8'7" approx (2.09 x 2.64 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window, storage cupboard.

Storage
1'10" x 2'11" approx (0.58 x 0.89 approx)

Bathroom
5'6" x 6'7" approx (1.69 x 2.02 approx)
Vinyl flooring, UPVC double glazed window, handwash basin with mixer tap, storage, tiled splashbacks, WC, wall mounted radiator, panelled bath with shower over.

Front of Property
To the front of the property there is a driveway providing off the road parking and access to the garage.

Garage
8'9" x 17'10" approx (2.69 x 5.46 approx)
Up and over door, power and lighting, storage to the eaves.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, laid to lawn tiered into two sections, outbuilding providing useful home office subject to the buyers needs and requirements, access to the garage.

Outbuilding
8'10" x 11'3" approx (2.71 x 3.43 approx)
Laminate flooring, UPVC double glazed window, UPVC double glazed door, power and lighting.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 5500mbps
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





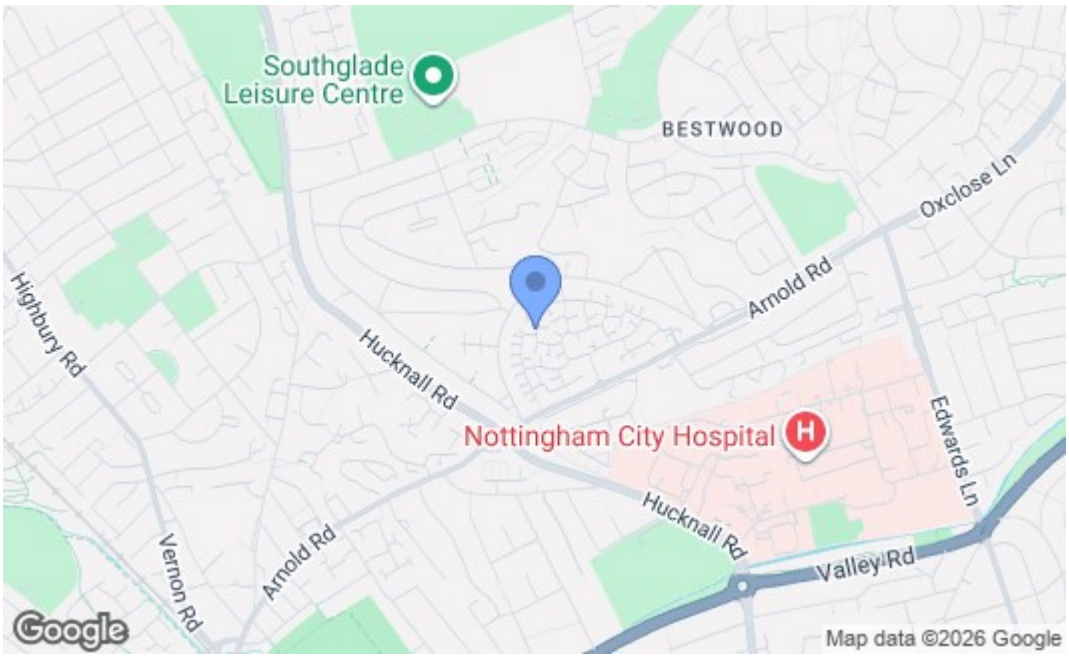


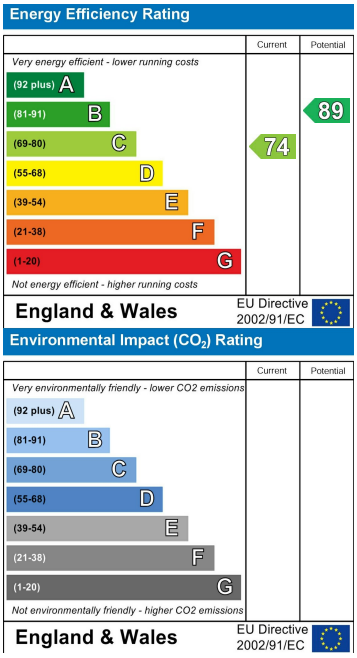












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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