



Stevenholme Crescent,
Bestwood, Nottingham
NG5 5JU

£170,000 Freehold



This well-presented three-bedroom, mid-terrace house is located in the popular area of Bestwood, Nottingham. Ideal for first-time buyers, small families, or investors, this property offers a great blend of space, convenience, and potential.

The ground floor features a spacious and open-plan lounge diner, creating a perfect space for both relaxing and entertaining. The large living area is filled with natural light, enhancing the feeling of space, while the dining section provides a great setting for family meals. Adjacent to the lounge diner is the kitchen, which, while not modern, provides ample space for cooking and is fitted with basic units offering plenty of storage and worktop area.

Upstairs, you will find three bedrooms, each offering versatile space to suit a range of needs. The property also features a bathroom with a separate WC.

Externally, the property boasts a low-maintenance rear garden, ideal for outdoor dining or simply enjoying the fresh air. To the front, there is on-street parking available, providing ease of access to and from the property.

Situated in Bestwood, this home is well-served by local amenities, including shops, schools, and parks, with excellent transport links to Nottingham city centre and beyond. The area offers a peaceful residential setting, while being within easy reach of the hustle and bustle of the city.

This property represents a fantastic opportunity for those looking for a comfortable home in a great location. Don't miss out – book your viewing today!



Front of Property

To the front of the property there is a lawned area with a walkway to the property surrounded by fencing and hedging to the boundaries, on road parking.

Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, door to kitchen, door to lounge, built in storage.

Lounge Diner

22'11" x 11'4" approx (7 x 3.46 approx)

Laminate flooring, two wall mounted radiators, UPVC double glazed window to the front elevation, spotlights to the ceiling, UPVC double glazed window to the rear elevation, door to kitchen.

Kitchen

18'7" x 7'7" approx (5.67 x 2.33 approx)

Tiled flooring, UPVC double glazed window, UPVC double glazed door leading to the rear garden, spotlights to the ceiling, breakfast bar, a range of wall base and drawer units with worksurfaces over incorporating sink and drainer unit with mixer tap, tiled splashbacks, wall mounted combination boiler, wall mounted radiator, 4 ring gas hob with cooker hood over, space and point for a fridge freezer, plumbing for a washing machine, double oven with grill, under stairs storage cupboard.

First Floor Landing

Carpeted stairs and flooring to the landing, doors to rooms, access to loft.

Bedroom 1

10'2" x 11'7" approx (3.10 x 3.54 approx)

Laminate flooring, wall mounted radiator, UPVC double glazed window to the front elevation, built in storage cupboard.

Bedroom 2

10'5" x 11'3" approx (3.19 x 3.45 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bedroom 3

5'7" x 11'3" approx (1.72 x 3.45 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, built in storage cupboard.

Separate WC

2'6" x 7'10" approx (0.78 x 2.41 approx)

Linoleum flooring, WC, UPVC double glazed window to the rear elevation, spotlights to the ceiling, wall mounted radiator.

Bathroom

4'10" x 7'3" approx (1.48 x 2.21 approx)

Linoleum flooring, bath with mixer tap and shower attachment, spotlights to the ceiling, wash hand basin with separate hot and cold tap, heated towel rail, UPVC double glazed window to the rear elevation.

Rear of Property

To the rear of the property there is an enclosed rear garden with 3 tiered patio area and fencing to the boundaries.

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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

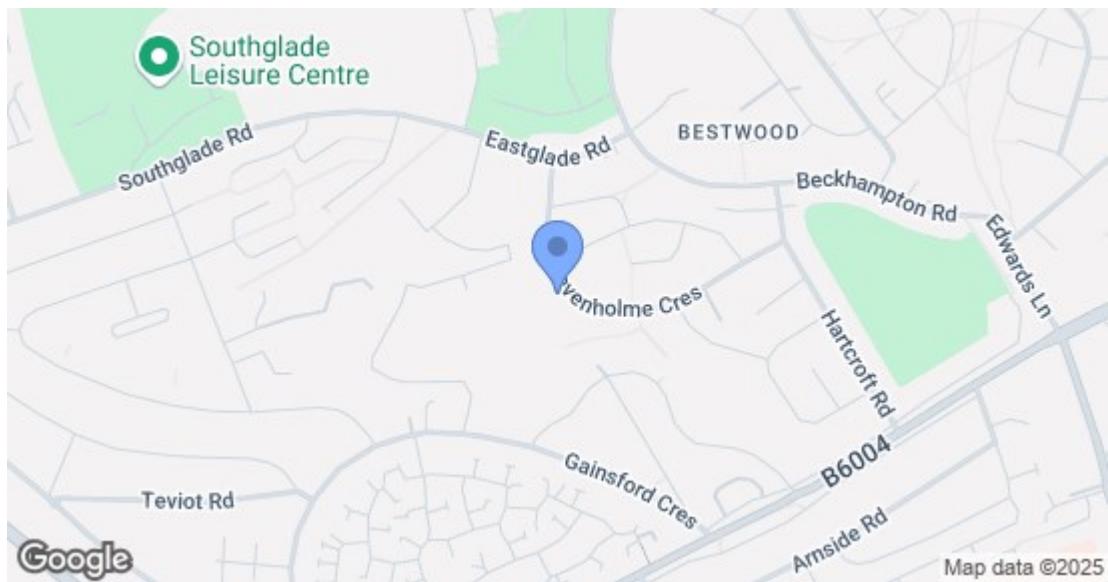
Flood Defences: No

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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			45
(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.