



**Pedmore Valley**  
**Bestwood Park, Nottingham NG5 5NZ**

AN THREE BEDROOM SEMI-DETACHED  
PROPERTY SELLING WITH NO UPWARD  
CHAIN

**Asking Price £190,000 Freehold**





A THREE BEDROOM SEMI-DETACHED HOME POSITIONED ON A GENEROUS PLOT AND OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are delighted to welcome to the market this spacious three bedroom semi-detached property, ideally located within easy reach of a range of local schools, shops and transport links, and just a short distance from Arnold High Street and its wealth of amenities.

The property benefits from gas central heating and double glazing throughout, while also offering fantastic scope for further development—ideal for any incoming purchaser looking to put their own stamp on a future family home.

The accommodation briefly comprises: entrance hallway, open plan lounge/dining room, breakfast kitchen, and a conservatory providing additional living space to the rear. To the first floor are three well-proportioned bedrooms and a separate, refitted family bathroom.

Occupying a good-sized plot, the property enjoys a lawned garden to the front, driveway providing off-road parking, and a generous enclosed garden to the rear.

With no upward chain, this home is ready for a swift completion. Contact the office to arrange your viewing today.



### Entrance Hallway

8'10 × 3'7 approx (2.69m × 1.09m approx)

UPVC double glazed door to the front elevation, carpeted staircase leading to the first floor landing, wall mounted radiator, meter cupboard, ceiling light point, panelled door leading through to;

### Open Plan Lounge Diner

23'5 × 11'04 approx (7.14m × 3.45m approx)

UPVC double glazed window to the front elevation, coving to the ceiling, ceiling light point, two wall mounted double radiators, living flame gas fire with marble hearth, internal door leading through to kitchen with French doors leading through to the conservatory.

### Conservatory

8'4 × 9'02 approx (2.54m × 2.79m approx)

UPVC double glazed French doors to the side elevation, tiling to the floor, ceiling fan, light and power, brick built dwarf walls, UPVC double glazed windows to the side and rear elevations with views over the rear garden.

### Kitchen

7'08 × 18'10 approx (2.34m × 5.74m approx)

With a range of matching wall and base units incorporating laminate work surface above, space and plumbing for automatic washing machine, stainless steel sink with separate hot and cold taps over, tiled splashbacks, UPVC double glazed windows to the side elevation, ceiling light point, space and point for a freestanding gas cooker, space and point for a freestanding fridge freezer, UPVC double glazed door to the rear elevation providing access to the rear garden, useful under the stairs storage cupboard with shelving for further storage space.

### First Floor Landing

Ceiling light point, loft access hatch, airing cupboard housing ideal gas central heating combination boiler providing instant heating and hot water to the property, doors leading off to;

### Bedroom One

11'07 × 10'3 approx (3.53m × 3.12m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built in storage cupboard over the stairs.

### Bedroom Two

11'04 × 11'09 approx (3.45m × 3.58m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

11'10 × 5'11 approx (3.61m × 1.80m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built in storage cupboard.

### Family Bathroom

7'06 × 7'10 approx (2.29m × 2.39m approx )

White three piece suite comprising pedestal wash hand basin, low level flush WC, tiled splashbacks, wall mounted radiator, ceiling light point, UPVC double glazed window to the rear elevation.

### Front of Property

To the front of the property there is a driveway providing ample off the road vehicle hardstanding, hedges and fencing to the boundaries, pathway leading to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with hedges and fencing to the boundaries, paved patio area, mature trees planted to the borders.

### 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 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

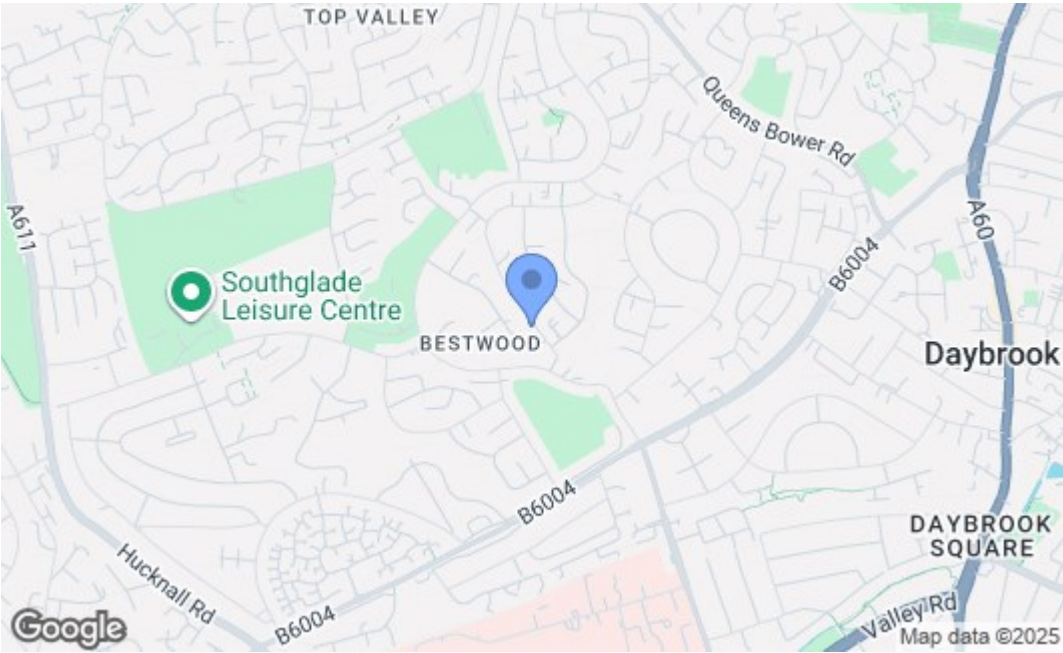
Non-Standard Construction: No

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	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.