



**Andover Road  
Bestwood, Nottingham NG5 5FG**

**Guide Price £165,000 Freehold**

**\*\*GUIDE PRICE £165,000 - £175,000!\*\*  
A WELL POSITIONED TWO BEDROOM  
END OF TERRACE HOME SITUATED IN  
BESTWOOD.**



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Robert Ellis Estate Agents are pleased to bring to the market this well-proportioned two-bedroom end of terrace property, tucked away in a quiet position on Andover Road, Bestwood.

Ideally located close to local schools, shops, and transport links, this home offers spacious and versatile accommodation, perfect for first-time buyers, small families, or investors.

The property features an entrance hall leading into a comfortable lounge and stairs to the first floor. To the rear, you'll find a kitchen diner opening into a handy utility room, with access to the downstairs bathroom and the enclosed rear garden. Upstairs offers two well-sized bedrooms and a second bathroom, creating a rare and practical two-bathroom layout.

Outside, the home benefits from a front garden and a generous split-level rear garden, ideal for entertaining friends and family.

Early viewing is highly recommended – this is a fantastic opportunity not to be missed!



### Entrance Hall

UPVC door to the side, carpeted floor, stairs to the first floor, door to:

### Lounge

14'7" x 11'0" max (4.47m x 3.37m max)

Carpeted flooring, door to kitchen diner, radiator, gas fire, TV point and double glazed window to the front.

### Kitchen Diner

17'11" x 8'4" max (5.47m x 2.56m max)

Wood effect laminate flooring, two double glazed windows to the rear, door to utility, range of wall, base and drawer units with work surfaces over, sink and drainer with mixer tap, wall mounted boiler, space for a fridge freezer, oven and gas hob, tiled splashbacks and radiator.

### Utility Room

7'2" x 6'3" max (2.19m x 1.92m max)

Plumbing for a washing machine, door to the bathroom and UPVC double glazed door to the rear garden.

### Bathroom

7'10" x 6'4" max (2.41m x 1.95m max)

Carpeted flooring, double glazed window to the rear, tiled splashbacks, radiator, wash hand basin with mixer tap, shower cubicle with electric shower, bath with hot and cold taps, low flush w.c.

### First Floor Landing

Carpeted flooring, double glazed window to the side, access to loft, doors to:

### Bedroom 1

17'10" x 9'7" max (5.46m x 2.93m max)

Carpeted flooring, double glazed window to the front, radiator, coving.

### Bedroom 2

10'0" x 7'10" max to wardrobes (3.06m x 2.41m max to wardrobes)

Carpeted flooring, built-in wardrobes, double glazed window to the rear and a radiator.

### Shower Room

6'11" x 7'11" max (2.13m x 2.43m max)

Tiled floor, tiled splashbacks, double glazed window to the rear, low flush w.c., wash hand basin with mixer tap, shower cubicle with electric shower.

### Outside

There is a walk way to the front of the property and a garden area.

There is a large rear garden having a side gate, fencing and hedges to the boundaries. Pebbled garden with steps leading down to a patio and lawned garden, range of trees, plants and shrubs.

### 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 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

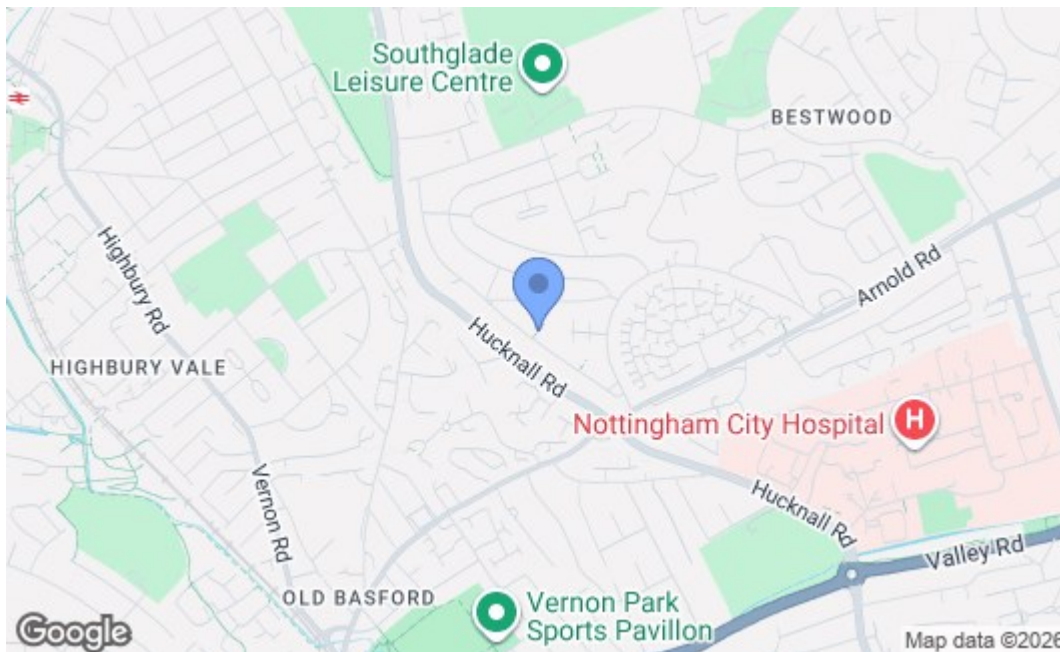
Flood Defences: No

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			
(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	
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			
<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.