

Robert Ellis

look no further...



Park Road,
Bestwood Village, Nottingham
NG6 8TQ

£165,000 Freehold

0115 648 5485



/robertellisestateagent



@robertellisea



Robert Ellis Estate Agents are proud to offer to the market this FANTASTIC TWO DOUBLE BEDROOM MID TERRACE HOME situated in BESTWOOD VILLAGE, NOTTINGHAM

The property is a stone's throw away from Hucknall town center accommodating local amenities, shops, and restaurants. Nottingham City Centre, and surrounding villages/towns, with a bus stop close located within walking distance. The home is located ideally for families with locals and also within walking distance of the property.

Upon entry, you are welcomed into the Lounge, Dining Room, Kitchen and Ground Floor W/C. Stairs lead to the landing, First DOUBLE Bedroom, Second DOUBLE Bedroom and Family Bathroom with a three-piece suite.

To the front of the property there is a block paved Garden and to the rear is an enclosed minimal maintenance Garden with a large, paved patio area.

Viewing is highly recommended to appreciate the LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 now! NO UPWARD CHAIN.



Lounge

13' x 12'4 approx (3.96m x 3.76m approx)

UPVC double glazed leaded entrance door. UPVC double glazed window to the front elevation. 2 x Wall mounted radiators. Ceiling light point. Ceiling rose. Coving to the ceiling. Feature Adam style fireplace incorporating wooden surround, stone hearth and back panel and inset electric fire place. Under the stairs storage cabinet

Dining Room

12'1 x 10'8 approx (3.68m x 3.25m approx)

UPVC double glazed window to the rear elevation. 2 x Wall mounted radiator. Wall light point. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating brick surround, tiled hearth, wooden mantle with electric fire.

Ground Floor W/C

10'5 x 3'5 approx (3.18m x 1.04m approx)

Window to the rear elevation. Low level flush W/C. Vanity wash hand basin with storage cabinet below. Tiled splash backs. Ceiling light point.

Kitchen

18'4 x 5'06 approx (5.59m x 1.68m approx)

Range of matching wall and base units incorporating laminate work surface over. Integrated oven with 4-ring ceramic hob over. Stainless extractor hoods. Glass splash backs. Stainless steel sink with mixer tap over. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Ceiling light point. Modern grey laminate flooring.

Side Lobby

4'2 x 4' approx (1.27m x 1.22m approx)

Double glazed access door to the enclosed rear garden. UPVC double glazed windows to the front and side elevations.

First Floor Landing

Ceiling light point.

Bedroom 1

12'7" x 13'1" x 32'9" x 3'3" approx (13'04 x 10'1 approx)

UPVC double glazed window to the front elevation. Wall mounted double radiator. Ceiling light point. Built-in over

stairs cupboard providing useful and additional storage space.

Bedroom 2

12'07 x 8'10 approx (3.84m x 2.69m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Airing cupboard housing Baxi gas central heating combination boiler.

Family Bathroom

9'4 x 7' approx (2.84m x 2.13m approx)

Modern white 3-piece suite comprising of a P-Shaped panel bath. Mains fed shower above incorporating rainwater shower attachment. Pedestal wash hand basin. Low level flush W/C.

Front of Property

Low maintenance enclosed garden. Block paving. Walls to boundaries. Pathway to front entrance door

Rear of Property

Enclosed low maintenance. Fencing to the boundaries. Large paved patio area.

Council Tax

Local Authority: Gedling

Council Tax Band: A

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – Surface Water : Medium

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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 62 | |
| (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.