

for sale

offers over **£130,000** Freehold



## Bestwood Terrace Nottingham NG6 9JR

Burchell Edwards are pleased to present this Two Bedroom Terrace Property! Ideally situated close to local amenities!



# Property Details

## Lounge 10' 3" x 11' 3" ( 3.12m x 3.43m )

Accessed via UPVC door leading into the lounge where there is gas fire, double glazed window to the front elevation and a radiator.

## Dining Room 10' 5" x 8' 6" ( 3.17m x 2.59m )

Having tiled flooring, a radiator and UPVC door to the rear elevation and understairs storage cupboard.

## Kitchen 5' 3" x 7' 10" ( 1.60m x 2.39m )

Having tiled flooring, wall and base units with work surfaces over, double glazed window to the side elevation, electric hob, integrated microwave, inset sink, space and plumbing for washing machine and dishwasher, space for fridge and door to bathroom.

## Bathroom

Having a low level W.C, double glazed obscured window to the side elevation, vanity wash hand basin, tiled splashabcks and corner shower cubicle.

## First Floor

### Bedroom One 11' 6" x 10' 8" ( 3.51m x 3.25m )

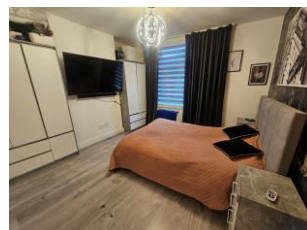
Having double glazed window to the front elevation, a radiator and laminate flooring.

### Bedroom Two 8' 7" x 10' 8" ( 2.62m x 3.25m )

Having double glazed window to the rear elevation and loft access,

## Outside

To the rear the garden has steps up to a pressed concrete section with a laid lawned area, concrete path, patio seating area and a shed.





To view this property please contact Burchell Edwards on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: HUK104212 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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