



DavidJames
the estate agent

Rose Ash Lane, Bestwood Park, Nottingham, NG5 5PZ

Guide Price £150,000

About This Property

GUIDE PRICE £150,000 - £160,000 This semi-detached house in Bestwood Park is an ideal choice for first-time buyers! Available with no upward chain, the property is situated just a short walk from the stunning Bestwood Country Park as well as local shops, a variety of schools and frequent bus services to Nottingham City Centre..

You're greeted by an entrance hall that leads into a spacious lounge, complete with a feature fireplace. The dining kitchen is well-appointed with an integrated oven, hob, and extractor, along with ample space for additional freestanding white goods.

Upstairs, the residence boasts three bedrooms alongside a bathroom that features a three-piece suite.

One of the highlights of this property is the generous lawned rear garden, complemented by a paved patio area.

This property presents a fantastic opportunity to own a home in a popular and convenient location, combining easy access to both nature and nearby amenities!



- Semi-detached home
- No upward chain
- An ideal first-time purchase
- Lounge with feature fireplace
- Dining kitchen with integrated oven and hob
- Three bedrooms
- Bathroom with three-piece suite
- Lawned rear garden with paved patio area
- A short walk from Bestwood Country Park
- Shops, schools and frequent bus services to Nottingham City Centre available nearby





Floor 0



Floor 1



Approximate total area⁸

74.81 m²
805.25 ft²

Reduced headroom

0.4 m²
4.27 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

