



**DavidJames**  
the estate agent

**Belleville Drive, Bestwood Park, Nottingham, NG5 5PP**

**Guide Price £85,000**

# About This Property

This ground floor maisonette is offered to the market with no upward chain and presents a fantastic opportunity for those seeking convenience! With frequent bus services on the doorstep to Nottingham City Centre and the surrounding areas, local shops are just a stone's throw away which only add to the practicality of this home.

Upon entering, you are greeted by an entrance hall that includes two practical storage cupboards. The lounge is bright and spacious with the benefit of fitted blinds and provides space for relaxing. Next to the lounge, you'll find the kitchen, which offers ample space for freestanding appliances and holds plenty of potential.

The generous double bedroom has plenty of room for both a double bed and freestanding bedroom furniture and is complemented by the wet room which features a white suite and an electric Mira shower.

Additional benefits include UPVC double glazing, gas central heating and access to both a communal lawned front garden as well as a low-maintenance shared rear yard where you will find a lockable storage outbuilding.

Offered to the market with no upward chain, this maisonette is an excellent option for those looking to move without delay.

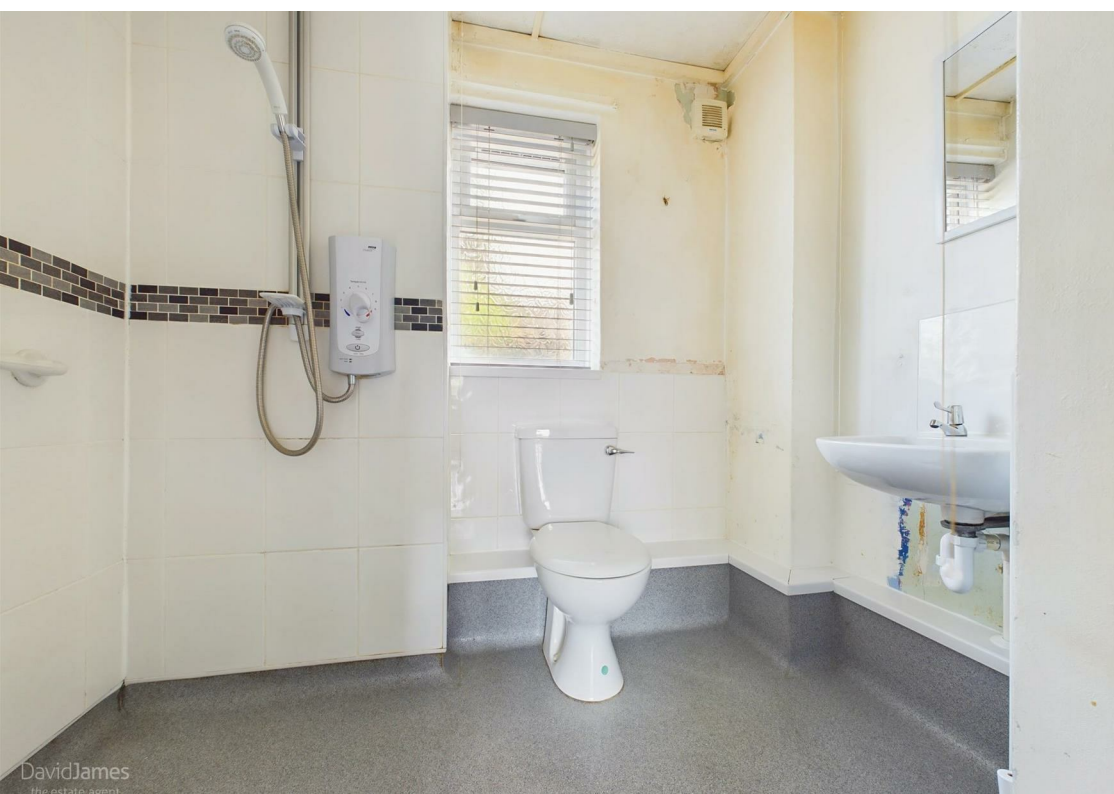


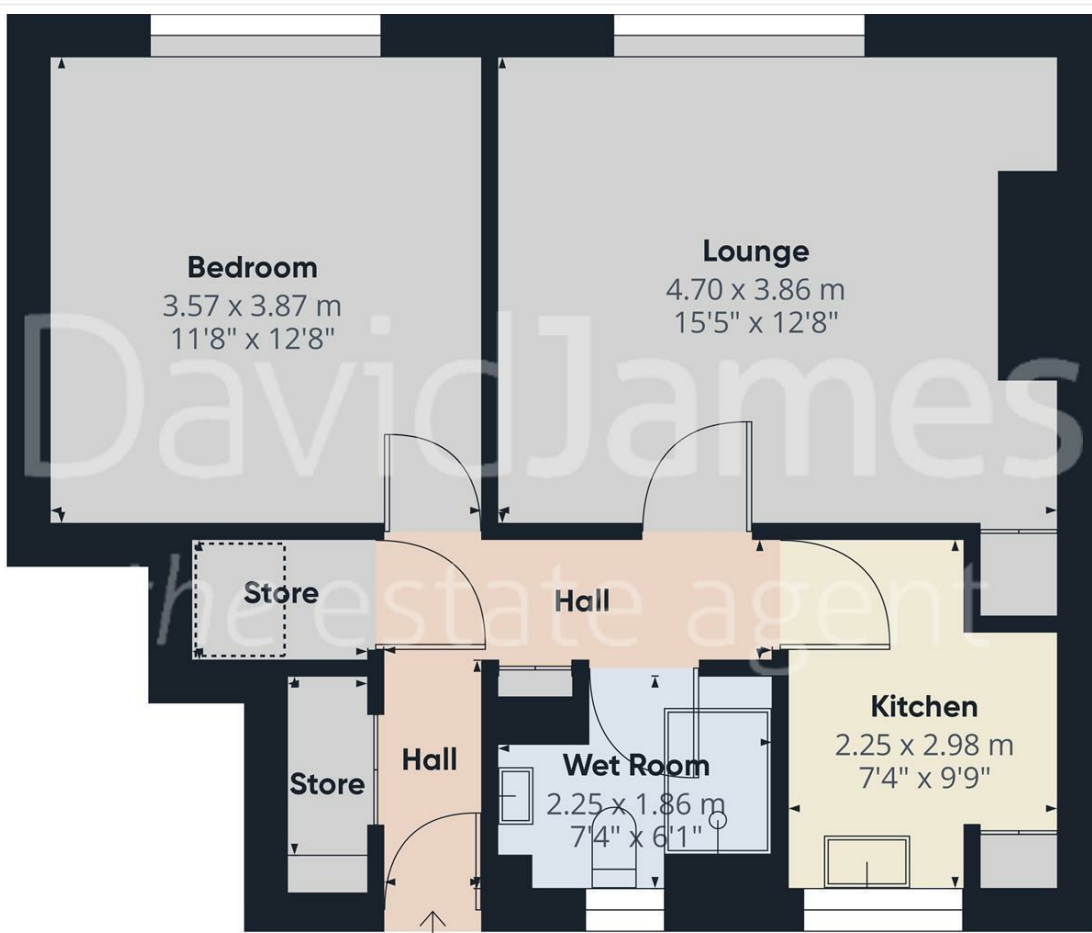
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- Ground floor maisonette
- Offered to the market with no upward chain
- Frequent bus services to Nottingham City Centre on the doorstep
- A stone's throw from local shops
- Entrance hall with in-built storage cupboards
- Bright and spacious lounge
- Kitchen with space for freestanding appliances
- Generous double bedroom
- Wet room with a white suite and an electric Mira shower
- Communal lawned garden and rear yard with a storage outbuilding



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Approximate total area<sup>(1)</sup>  
 50.51 m<sup>2</sup>  
 543.73 ft<sup>2</sup>

Reduced headroom  
 0.68 m<sup>2</sup>  
 7.3 ft<sup>2</sup>

(1) 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.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Leasehold**

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