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**DavidJames**  
the estate agent

**Slaters Way, Bestwood, Nottingham, NG5 5UT**

**Guide Price £200,000**

# About This Property

GUIDE PRICE £200,000-£220,000 Offered to the market with no upward chain, this modern end-terrace house is an excellent opportunity for first-time buyers or investors. Located a short walk from frequent bus services and within easy reach of Nottingham City Hospital, this property would be ideal for healthcare professionals or those seeking a straightforward commute to the city!

Upon entering the property, you are greeted by an entrance hall leading to a cloakroom/WC. The bright and spacious lounge, with double doors to the adjoining dining room, creates a versatile living space. The dining room features French doors that open onto the rear garden, enhancing the flow of natural light.

The fitted kitchen comes equipped with an integrated oven and hob, and there is ample space for a freestanding fridge/freezer and washing machine.

Upstairs, the property offers three bedrooms. The main bedroom includes fitted wardrobes and an en-suite shower room whilst the remaining bedrooms are complemented by a main family bathroom with a three-piece white suite.

The enclosed rear garden features a lawn and a paved patio seating area, ideal for relaxing. For parking, the property benefits from a driveway and a useful garage, located across the road and under a neighbouring coachhouse.

This property represents a great investment opportunity or a practical first home, ready for a new owner to make their own. Contact us today to arrange a viewing and see the potential this house has to offer!

- Modern end-terrace house
- Offered to the market with no upward chain
- A short walk from bus services and Nottingham City Hospital
- Entrance hall with cloakroom/WC
- Bright and spacious lounge with a separate dining room
- Fitted kitchen with an integrated oven and hob
- Three bedrooms (main bedroom with fitted wardrobes and an en-suite)
- Family bathroom with a three-piece suite
- Enclosed lawned rear garden
- Driveway and garage provide off-street parking





WC  
1.79 x 0.90 m  
6'0" x 3'0"

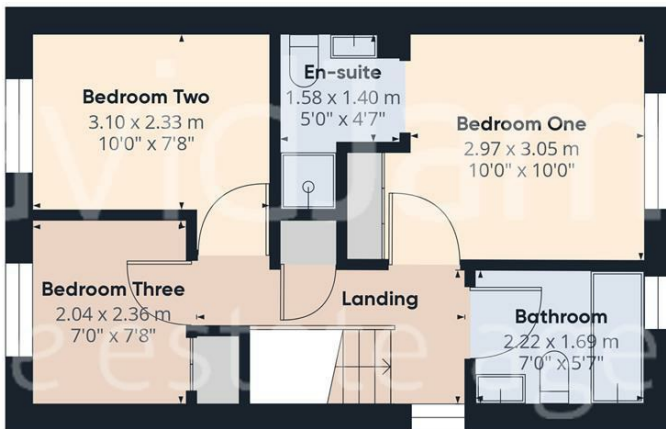
Entrance Hall  
2.82 x 1.01 m  
9'0" x 3'3"

Lounge  
4.42 x 3.83 m  
15'0" x 12'7"

Kitchen  
3.28 x 2.26 m  
11'0" x 7'4"

Dining Room  
3.28 x 2.47 m  
11'0" x 8'1"

Floor 0



Floor 1

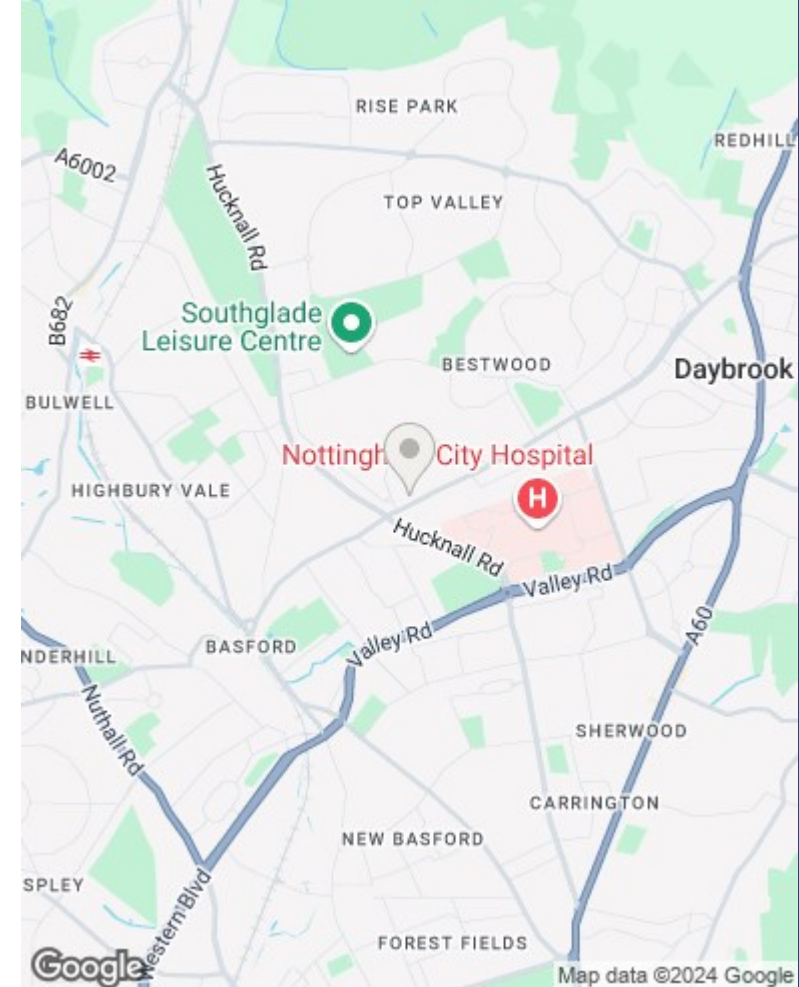


Approximate total area\*\*  
73.54 m<sup>2</sup>  
791.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

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: B**  
**Nottingham City Council**  
**Freehold**

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