



**Gainsford Close
Bestwood, Nottingham NG5 5FN**

A TWO BEDROOM, MID TERRACE
PROPERTY LOCATED IN BESTWOOD,
NOTTINGHAM.

Asking Price £150,000 Freehold



Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC TWO BEDROOM, MID TERRACE property situated in BESTWOOD, NOTTINGHAM.

The property itself sits favourably within walking distance of nearby schooling. There is easy access to Arnold Town centre where there is a wide variety of national and independent retailers and shopping facilities and transport links.

Upon entry, you are welcomed into the enclosed storm porch leading into the inner entrance hallway which leads to the lounge, kitchen diner and rear lobby/utility room. Stairs lead to landing, first double bedroom, second double bedroom and family bathroom with a three piece suite.

To the front and rear are enclosed gardens. The front offers a pathway to the entrance door and secure gated access to the enclosed rear garden.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office to arrange your viewing.



Front of Property

To the front of the property there is communal parking providing off road parking, garden laid to lawn, fencing to the boundaries with raised flower beds and pathway leading to Entrance Porch

Entrance Porch

UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the front and side elevations. Tiled flooring. Wall light point. Internal glazed door leading into Entrance Hallway

Entrance Hallway

Carpeted flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase leading to First Floor Landing. Internal door leading into Living Room

Living Room

14'08 x 11'02 approx (4.47m x 3.40m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace with wooden surround, marble hearth and back panel. Internal glazed door leading through Kitchen Diner

Kitchen Diner

18'04 x 8'08 approx (5.59m x 2.64m approx)
Two UPVC double glazed windows to the rear elevation. Internal glazed door leading through to Rear Lobby. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of matching wall and base units incorporating laminate work surfaces over. 1.5 bowl stainless steel sink with dual tap above. Integrated eye level whirlpool oven with four ring gas hob and extractor hob above. Space and point for freestanding fridge freezer. Ample space for dining table. Panelled door leading to pantry, offering additional storage space. Wall mounted gas central heating combination boiler. Internal glazed door leading through to Rear Lobby

Rear Lobby

3'10 x 4'11 approx (1.17m x 1.50m approx)
Glazed door leading through to enclosed garden to the rear. Windows to side and rear elevations. Space and plumbing for freestanding automatic washing machine

First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom One

15'04 x 9'07 approx (4.67m x 2.92m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Picture rail. Built in wardrobes providing additional storage space

Bedroom Two

10'2 x 10 approx (3.10m x 3.05m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

Family Bathroom

8'01 x 7'05 approx (2.46m x 2.26m approx)
UPVC double glazed window to the rear elevation. Linoleum floor covering. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising panelled bath with dual heat tap and mixer shower attachment over, low level flush WC and a pedestal hand wash basin with hot and cold taps

Rear of Property

To the rear of the property there is an enclosed garden being laid to lawn with fencing to the boundaries, gated access to the front elevation and paved patio area.

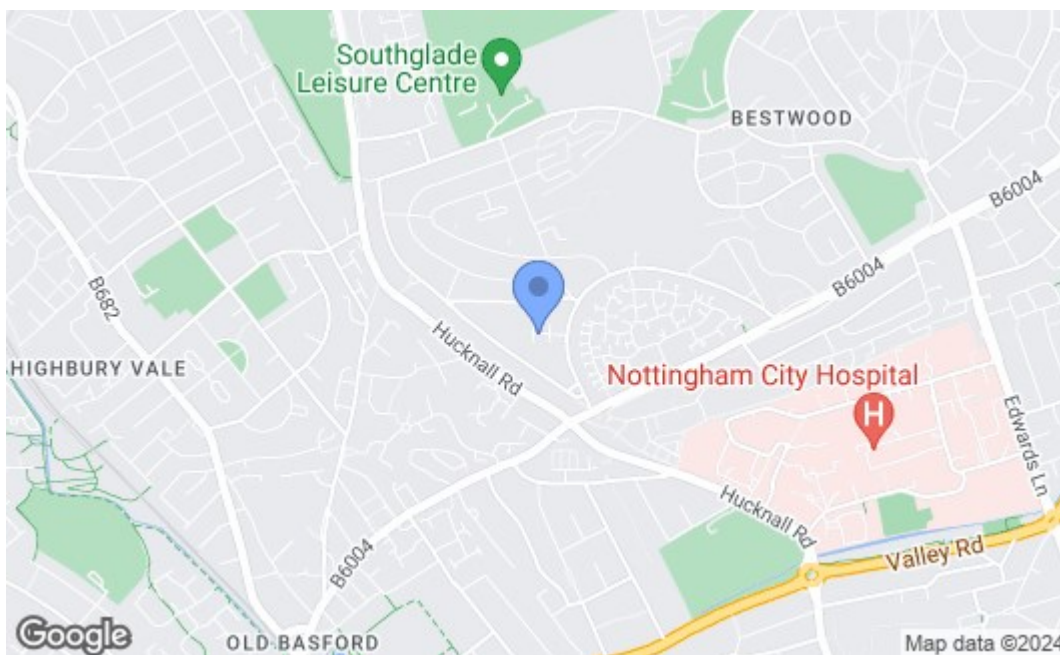
Council Tax

Local Authority Nottingham
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 3mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, EE, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.