



Southglade Road
Bestwood, Nottingham NG5 5GE

A THREE BEDROOM, END TERRACE
PROPERTY LOCATED IN BESTWOOD,
NOTTINGHAM.

Guide Price £165,000 Freehold



****GUIDE PRICE £165,000-£170,000****

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE-BEDROOM, END 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, shopping facilities and transport links.

Upon entry, you are welcomed into the entrance hallway which leads to the living room, kitchen diner, rear lobby and family bathroom with separate WC. Stairs lead to landing, first double bedroom, second double bedroom and third bedroom.

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

Gated low maintenance front garden mostly laid to lawn. Pathway to front entrance. Fencing surrounding. Gated access to rear of property

Entrance Hallway

Wooden glazed front entrance door to the side elevation leading to the Entrance Hallway. Carpeted flooring. Ceiling light point. Alarm control panel. Carpeted staircase to First Floor Landing. Internal door leading into Living Room

Living Room

13'11" x 12'2" approx (4.24m x 3.71m approx)
Picture window to front elevation. Carpeted flooring. Wooden panelling to walls. Wall mounted double radiator. Ceiling light point. Fireplace incorporating living flame gas fire, tiled heart and surround. Built-in meter cupboard. TV point. Internal door leading into Kitchen Diner

Kitchen Diner

9'01" x 8'04" approx (2.77m x 2.54m approx)
Window to front elevation. Carpeted flooring. Wooden panelling to walls. Ceiling light point. Range of base units with worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat above. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating throughout the property. Under the stairs Pantry providing useful additional storage space. Internal doors leading into the Lobby and Ground Floor Bathroom

Lobby

2'08" x 4'03" approx (0.81m x 1.30m approx)
Glazed door to the rear elevation. Carpeted flooring. Internal door leading to the Ground Floor WC

Ground Floor WC

4'01" x 2'09" approx (1.24m x 0.84m approx)
Window to the rear elevation. Carpeted flooring. Tiled splash backs. Ceiling light point. Low level flush WC

Ground Floor Bathroom

6' x 4'05" approx (1.83m x 1.35m approx)
Carpeted flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Panel bath with hot and cold taps. Vanity wash hand basin with hot and cold taps

First Floor Landing

Window to the side elevation. Carpeted flooring. Tiled walls. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2 and 3

Bedroom 1

9'10" x 18'2" approx (3.00m x 5.54m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point

Bedroom 2

10'1" x 9'11" approx (3.07m x 3.02m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Built-in storage cupboard with shelving

Bedroom 3

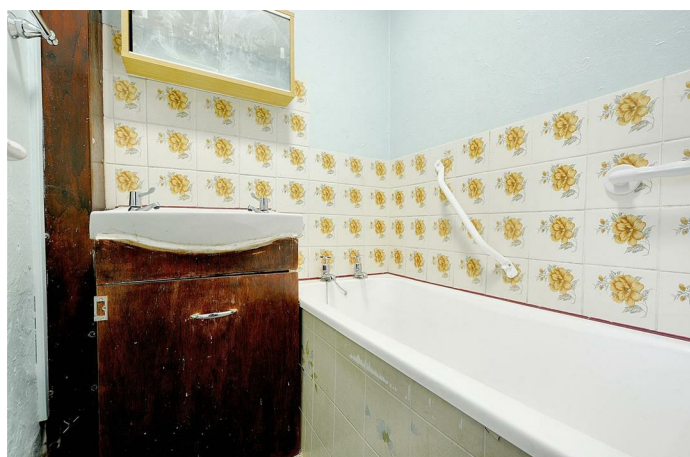
7'11" x 6'08" approx (2.41m x 2.03m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point

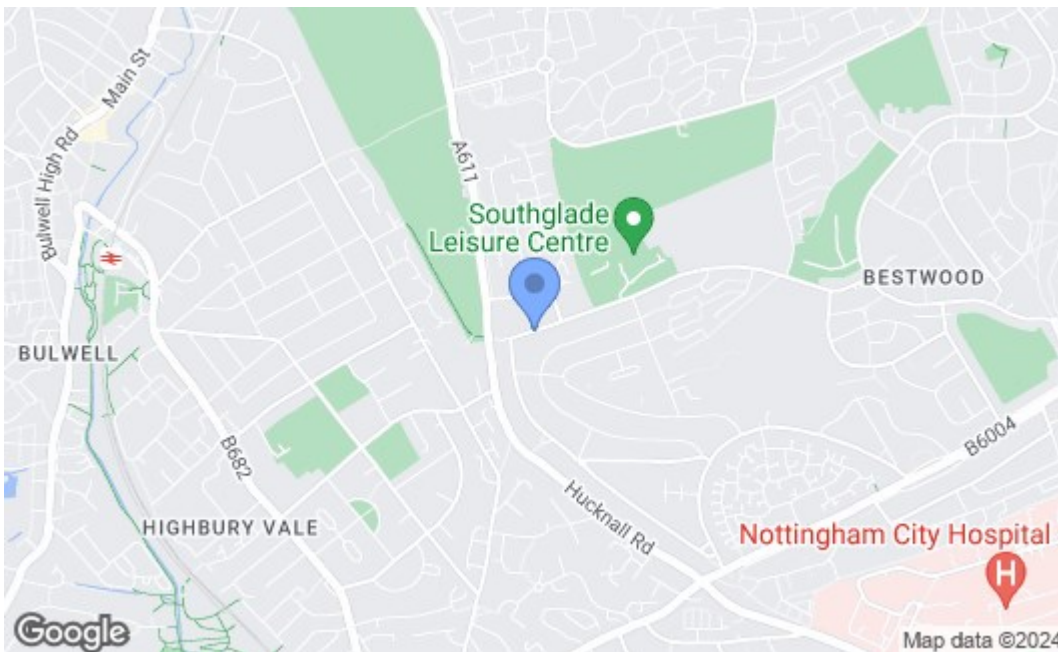
Rear of Property

Enclosed good sized rear garden being made mainly to lawn. Patio area. Concrete sectional storage. Fencing surrounding.

Council Tax

Local Authority Nottingham
Council Tax band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.