



Fairlight Way,
, Nottingham
NG5 5SZ

£200,000 Freehold

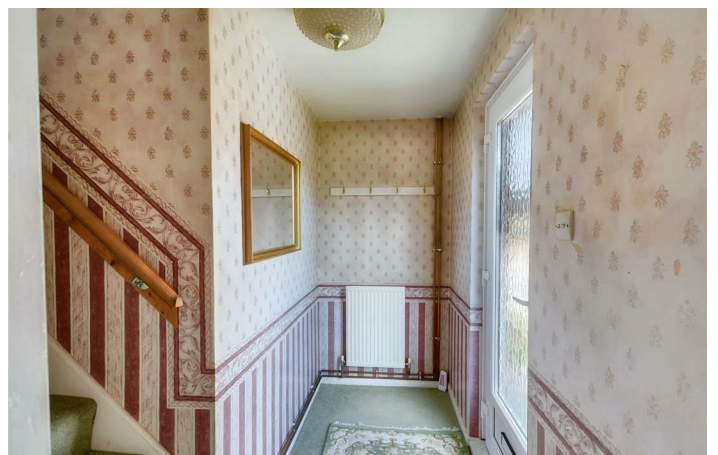


Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM END OF TERRACE home situated in Bestwood, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. The home is located ideally for families with local schools being within walking distance.

Upon entering the home you are welcomed in to the entrance hall with access to the lounge and stairs to first floor, following the lounge there is a door to the spacious kitchen with double glazed windows to the side and rear, there is also a side door providing access to the front and rear of the home. Outside, there is an enclosed rear garden and a driveway.

DO NOT miss out on this opportunity, call us today to arrange your viewing!



Entrance Hallway

Double glazed entrance door to the front elevation. Wall mounted radiator. Staircase to the first floor. Access into the Lounge.

Lounge

11'0" x 22'4" approx (3.37 x 6.83 approx)

Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature electric fireplace. Double glazed sliding door giving access to the rear garden. Access into the kitchen.

Kitchen

18'3" x 7'10" approx (5.58 x 2.39 approx)

Double glazed windows to the side and rear elevations. Carpeted flooring. Tiled splashbacks. Range of fitted wall and base units with worksurfaces above. Sink and drainer unit with dual heat tap. 4 ring induction hob with electric oven below. Space and point for a fridge freezer. Space and point for a washing machine. Built-in storage cupboard. Double glazed door to the rear elevation.

First Floor Landing

Carpeted flooring. Loft access hatch. Access into bedrooms 1, 2, 3 and family bathroom. Built-in storage cupboard.

Bedroom 1

10'1" x 11'7" approx (3.09 x 3.55 approx)

Double glazed window the front elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 2

10'5" x 11'1" approx (3.19 x 3.38 approx)

Double glazed window the rear elevation. Carpeted flooring.

Bedroom 3

5'7" x 11'7" approx (1.71 x 3.54 approx)

Double glazed window the front elevation. Carpeted flooring. Built-in storage cupboard.

Family Bathroom

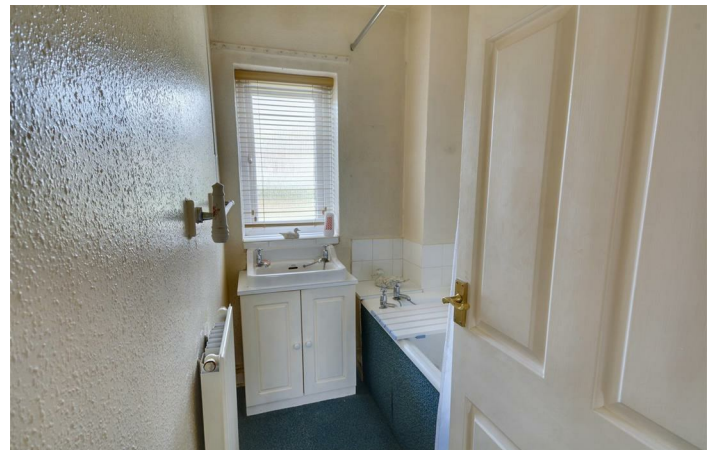
Double glazed window to the rear elevation. Carpeted flooring. Tiled splashbacks. Bath with hot and cold taps with electric handheld shower unit. Sink with hot and cold taps. WC

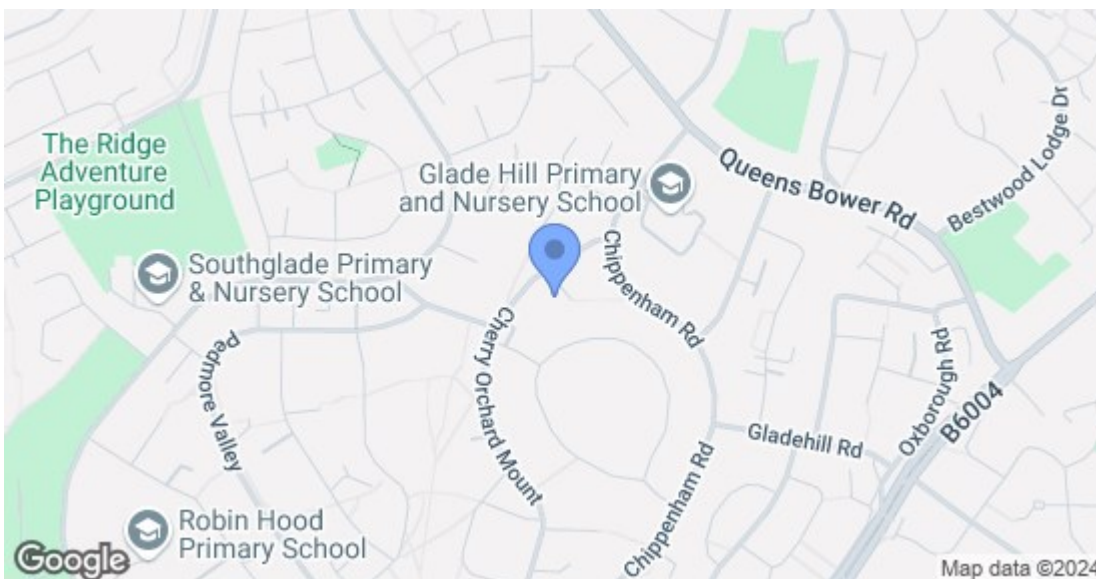
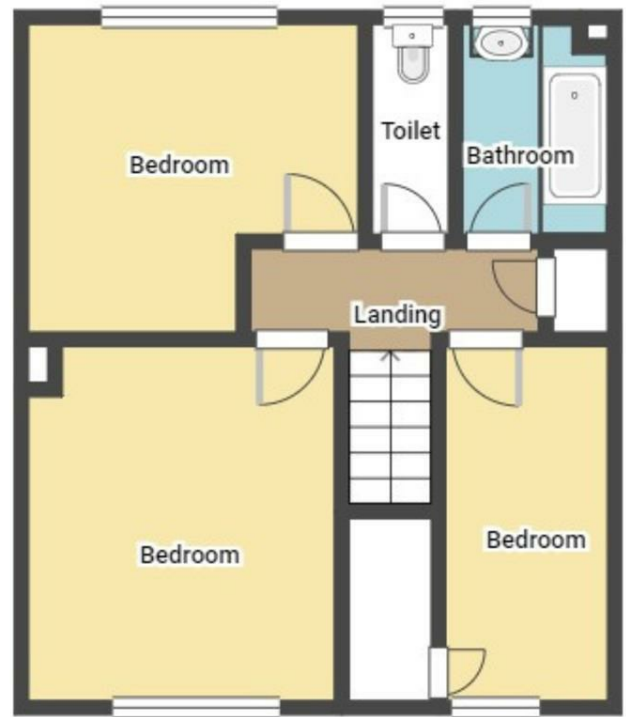
Front of Property

To the front of the property there is a driveway providing off the road parking and laid to lawn garden.

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, two laid to lawn area, a range of shrubbery and plants, space for shed with fencing surrounding.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(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.