

# HoldenCopley

PREPARE TO BE MOVED

Edmonstone Crescent, Bestwood, Nottingham NG5 5UW

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£1,195 PCM



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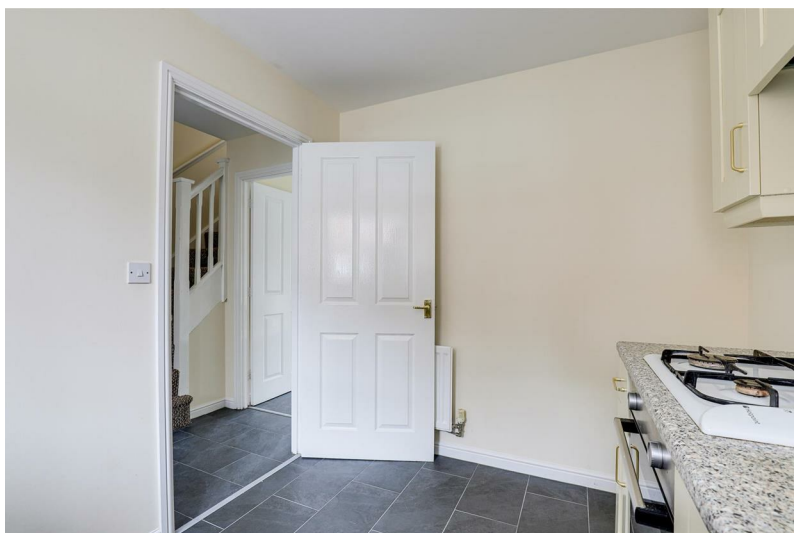


## PERFECT FAMILY HOME...

Coming to the market in excellent condition throughout, this spacious four-bedroom mid-terrace house is perfect for families seeking a well-presented home in the ever-popular area of Bestwood. Spread across two floors, the property offers generous living space with neutral décor and ample built-in storage. The ground floor features an inviting entrance hall, a large living room complete with a feature fireplace and French doors opening to the rear garden, a fitted kitchen with integrated appliances with additional space for freestanding ones, as well as a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a master with its own en-suite and a separate three-piece family bathroom serving the additional bedrooms. Externally, the property benefits from a pathway leading to the front entrance and garage access to the rear, including an allocated parking space providing off-street parking for one vehicle. Located close to a variety of shops, eateries, schools, and excellent transport links into Nottingham City Centre, this unfurnished home is available for immediate occupancy.

Don't miss out—contact us today to arrange a viewing and make this your dream home!

AVAILABLE NOW





- Mid Townhouse
- Four Bedrooms
- Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Three Piece Bathroom Suite & En-Suite To Master
- Downstairs WC
- In-Built Storage Available Throughout
- Garage & Allocated Parking Space
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

10'0" × 3'4" (3.06m × 1.03m)

The entrance hall has tiled flooring and carpeted stairs, smoke alarm, radiator and a single composite door providing access into the accommodation

#### WC

2'11" × 5'5" (0.90m × 1.67m)

This area has tiled flooring, partially tiled walls, pedestal washbasin with taps, low level dual flush WC, radiator and a low level dual flush WC

#### Kitchen

10'0" × 7'6" (3.06m × 2.31m)

The kitchen has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink with a drainer and mixer taps, integrated oven with gas hobs and an extractor unit, space for a washing machine and other appliances, radiator and a UPVC double glazed window

#### Living Room

14'7" × 14'9" (4.47m × 4.52m)

The living room has tiled flooring, in-built storage cupboard, two radiators, feature fireplace with an electric fireplace with a decorative surround and mantelpiece, UPVC double glazed window and UPVC double glazed French doors providing access to the rear garden

### FIRST FLOOR

#### Landing

2'10" × 9'11" (0.88m × 3.03m)

The landing has carpeted flooring, smoke alarm, loft hatch, radiator and provides access to the first floor accommodation

#### Master Bedroom

10'10" × 13'1" (3.31m × 3.99m)

The main bedroom has carpeted flooring, in-built storage cupboard, radiator, provides access to the en-suite and a UPVC double glazed window

#### En Suite

5'4" × 5'7" (1.65m × 1.72m)

The en-suite has wood effect laminate flooring, partially tiled walls, low level dual flush WC, pedestal washbasin with taps, single shower enclosure with a wall mounted mains fed shower, radiator, extractor fan and a UPVC double glazed obscure window

#### Bedroom Two

8'4" × 15'3" (2.55m × 4.66m)

The second bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bedroom Three

11'8" × 7'11" (3.57m × 2.42m)

The third bedroom has carpeted flooring, radiator and a UPVC double glazed window

#### Bathroom

6'4" × 6'5" (1.95m × 1.97m)

The bathroom has wood effect laminate flooring, partially tiled walls, pedestal washbasin with taps, low level dual flush WC, panelled bath with taps, shaving point, extractor fan and a UPVC double glazed obscure window

#### Bedroom Four

9'7" × 8'4" (2.94m × 2.56m)

The fourth bedroom has carpeted flooring, radiator and a UPVC double glazed window

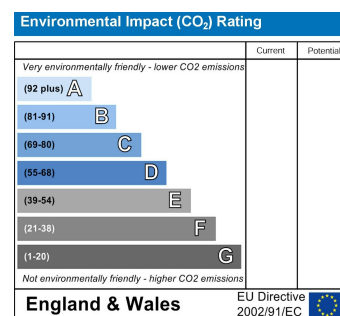
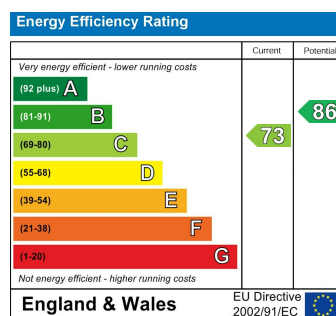
### OUTSIDE

#### FRONT

To the front is a pathway leading to the accommodation

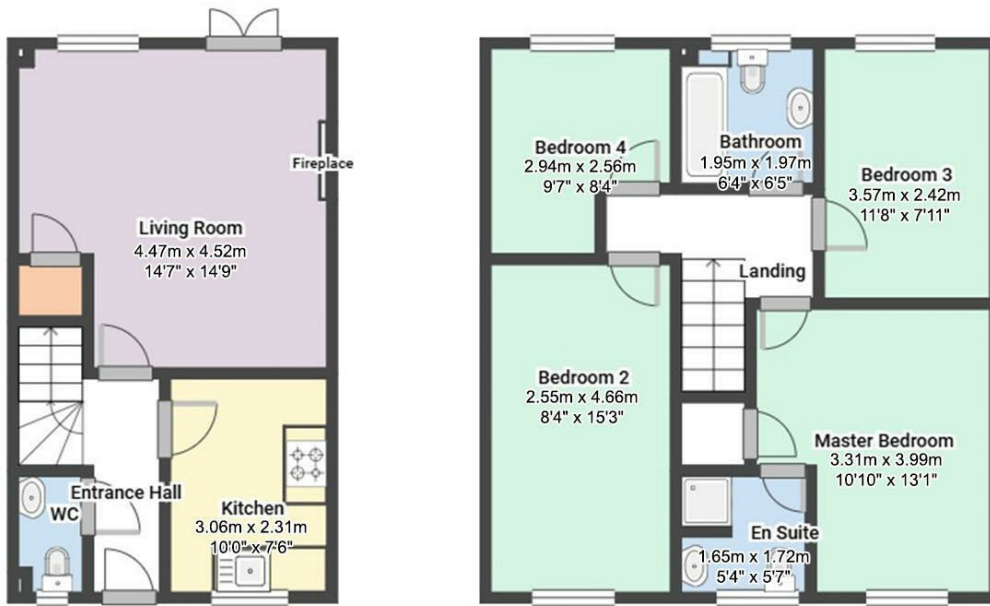
#### REAR

To the rear is access to the garage with an allocated parking space providing off-street parking for one car



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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