



**Forest Cottages Bestwood Road, Nottingham NG6 8UB**

welcome to

## Forest Cottages Bestwood Road, Nottingham

- Traditional Stone Built Mid Terraced House
- Two Bedrooms
- Original Features throughout
- Kitchen Diner
- Council Tax Band A

Tenure: Freehold EPC Rating: C

offers in the region of

**£145,000**

### Front Entrance

With wood effect uPVC front door leading straight into lounge.

### Lounge

12' x 10' 5" ( 3.66m x 3.17m )  
With wood effect uPVC window to the front aspect, fitted carpet flooring, traditional feature fireplace, fire and tiled surround, a wall mounted radiator and door to staircase and kitchen diner.

### Kitchen Diner

12' 1" x 8' 11" ( 3.68m x 2.72m )  
With wood effect uPVC window to the rear aspect, vinyl flooring, fitted wall and base units, integrated oven, gas hob and extractor, stainless steel sink, drainer and mixer tap, space for washing machine, fridge freezer and dining table and chairs, staircase to the side aspect, a wall mounted radiator and door leading to downstairs bathroom.

### Downstairs Bathroom

With wood effect uPVC window to the side aspect, vinyl flooring, tiled walls, panelled bath with overhead shower and glass shower screen, WC, pedestal wash basin and a wall mounted radiator.

### Landing

With doors leading to first floor accommodation.

### Bedroom One

12' 2" x 10' 5" ( 3.71m x 3.17m )  
With wood effect uPVC window to the front aspect, carpet flooring, original iron fireplace and a wall mounted radiator.

### Bedroom Two

11' 10" x 9' 3" ( 3.61m x 2.82m )  
With wood effect uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

### Outside

To the front is a driveway for off street parking. To the rear is a private fence enclosed garden, block paved patio, ideal for outdoor dining and gate access to the rear.



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#### Property Ref:

BUL109354 - 0014

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