

**36 Stoneacre, Bestwood Park,
Nottingham NG5 5PQ**



Price Guide: £160,000

**A semi-detached three bedroomed house providing
opportunity for modernisation and upgrading.**

28-30 Pelham Street, Nottingham NG1 2EG

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Directional Note

The property can be approached via Bestwood Park Drive, turning into Beckhamton Road, right into Belleville Drive and then Stoneacre the first turning on the left.

Description

A traditional brick and tiled semi-detached house providing 3-bedroom accommodation over 2 floors forming part of an established and popular residential locality.

The property offers considerable potential for enhancement and upgrading of the internal accommodation, which has part central heating and double glazing, the house being of interest to investors or owner occupiers to create a family home.

Accommodation

Ground Floor

Entrance Hall, staircase to first floor,

Through living room- 6.73m x 3.2m maximum reducing to 3.21m

Kitchen – 5.55m x 2.34m maximum reducing to 1.62m, Wall cupboards and base units incorporating stainless-steel sink, cupboard under stairs.

First Floor

Bedroom 1 – 3.40m x 3.1m including wardrobes, bulkhead cupboard.

Bedroom 2 – 3.4m maximum x 3.23m

Bedroom 3 – 3.4m x 1.63m

Bathroom – panelled bath, pedestal washbasin.

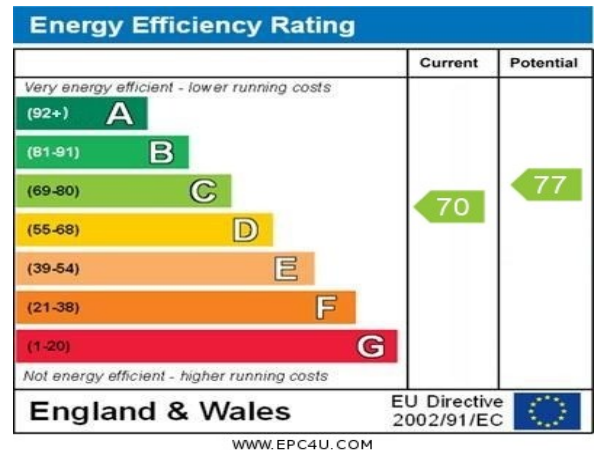
Separate toilet - low suite W/C

Outside

Gardens to front and rear

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



Council Tax:

Council Tax Band A current charges

£1,770. 80 2025/2026 Nottingham City Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

E mail: tanners@tannersproperties.co.uk

Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.