



Pavior Road, Bestwood, Nottingham, NG5 5UE
Offers in excess of £230,000 Freehold

Pavior Road, Bestwood

3 Bedrooms, 3 Bathroom

Offers in excess of £230,000

- Three Bedroom, Three Storey Town House
- All En-Suite Bedrooms
- Modern, Move In Ready Interior
- Easy Access To City Hospital & Transport Links
- Popular Development
- Driveway & Garage
- Enclosed Rear Garden

Deceptively spacious, this three bedroom town house offers versatile accommodation and is well presented throughout providing a move in ready condition that would suit a range of buyers including first time buyers and investors alike. The accommodation comprises of a hallway, ground floor bedroom which has a Jack & Jill access with the hallway to the ground floor bedroom, study and utility room. To the first floor there is a spacious living room and fitted kitchen/diner



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

and to the second floor, two double bedrooms each with their own en-suite shower room. Externally, the property has an enclosed rear garden and driveway with single garage located in the car park to the rear. Positioned in this popular development there is easy access to the City Hospital and local transport links.

HALLWAY 15' 7" x 4' 0" (4.75m x 1.22m) Accessed via an external door with wooden flooring, wall mounted radiator, stairs rising to the first floor with inbuilt under stairs storage and ceiling light.

BEDROOM THREE 11' 7" x 8' 10" (3.53m x 2.69m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, Jack & Jill access to the ground floor bathroom with hallway and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, wall mounted radiator,

part wall tiling and ceiling light.

STUDY 7' 1" x 6' 10" (2.16m x 2.08m) With wooden flooring, under stairs storage cupboard, wall mounted radiator, uPVC double glazed French Doors to the rear garden and ceiling light.

UTILITY 6' 11" x 5' 8" (2.11m x 1.73m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, wood effect vinyl flooring, wall mounted radiator, uPVC double glazed window to the rear elevation, washing machine and dryer plumbing and ceiling light.

FIRST FLOOR LANDING With wooden flooring, stairs rising to the second floor with inbuilt under stairs storage and fitted ceiling spotlights.

LIVING ROOM 13' 1" x 11' 8" (3.99m x 3.56m) With wooden flooring, wall mounted radiator, two uPVC double glazed windows to the front elevation and

ceiling light.

KITCHEN/DINER 13' 0" x 6' 9" (3.96m x 2.06m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, wood effect laminate flooring, wall mounted radiator, two uPVC double windows the rear elevation and ceiling light.

SECOND FLOOR LANDING With wooden flooring and ceiling light.

MASTER BEDROOM 13' 1" x 9' 7" (3.99m x 2.92m) With fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

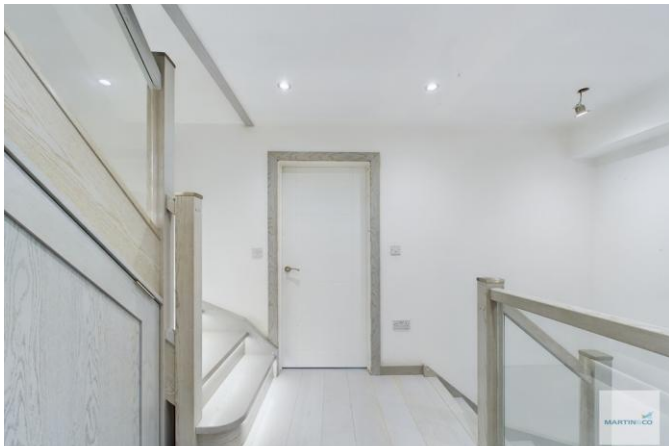
EN-SUITE With a shower enclosure with a mains fed mixer bar shower with low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator and ceiling light.



BEDROOM TWO 10' 9" x 9' 2" (3.28m x 2.79m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

EN-SUITE With a shower enclosure with a mains fed mixer bar shower with low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with a patio area, fenced boundary and secure gate access to the rear car park where the property has a single garage with up and over door and parking in front.



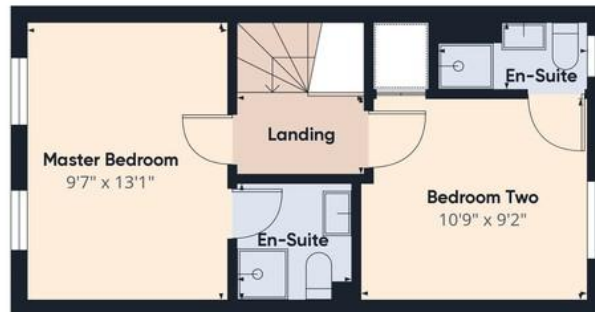




Floor 0



Floor 1



Approximate total area[®]
929.25 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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