



84 Gainsford Crescent, Bestwood, NG5 5FJ

£159,995

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# 84 Gainsford Crescent Bestwood, NG5 5FJ

- Semi detached house
- First floor bathroom + electric shower
- Ample driveway & carport
- Two bedrooms
- Lounge & kitchen diner
- Lounge with coal effect electric fire

A semi-detached house with two bedrooms, bathroom with electric shower, lounge with coal effect electric fire, kitchen diner and ample off-street parking with a carport! The property also has UPVC double glazing, gas central heating with a combination boiler and a great-sized family rear garden!

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## Entrance Hall

With double-glazed composite side entrance door, stairs to the first-floor landing and a door through to the lounge.

## Lounge

Marble-style fireplace and hearth with coal-effect electric fire and Oak-coloured surround. UPVC double-glazed front window, radiator, built-in cupboards and shelving housing the electric meter and RCD board.

## Kitchen Diner

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer. Integrated electric oven and four-ring gas hob with tiled splashbacks, plumbing for a washing machine, radiator and under-stair pantry cupboard housing the wall mounted Glowworm gas boiler. UPVC double glazed windows and door to the rear.



## First Floor Landing

UPVC double glazed side window and loft access.

## Bedroom 1

Large built-in cupboard, radiator and UPVC double glazed front window.

## Bedroom 2

Airing cupboard housing the hot water cylinder, UPVC double-glazed rear window and radiator.

## Bathroom

Consisting of a bath with tiled surround, glass screen and electric shower, pedestal washbasin with tiled splashback and dual flush toilet. Extractor fan, radiator and UPVC double-glazed rear window.

## Outside

To the front, the main driveway leads to the carport. There is also an additional side parking bay and a gravelled front garden. From the carport, a door leads to the rear, where there is a full-width patio/seating area with an outside tap, security lighting and an integral store with light. Steps lead up to the lawn with a small fish pond and a large garden shed/workshop.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: None known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

UTILITIES - Mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus Energy

MAINS ELECTRICITY PROVIDER: Octopus Energy

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Not known



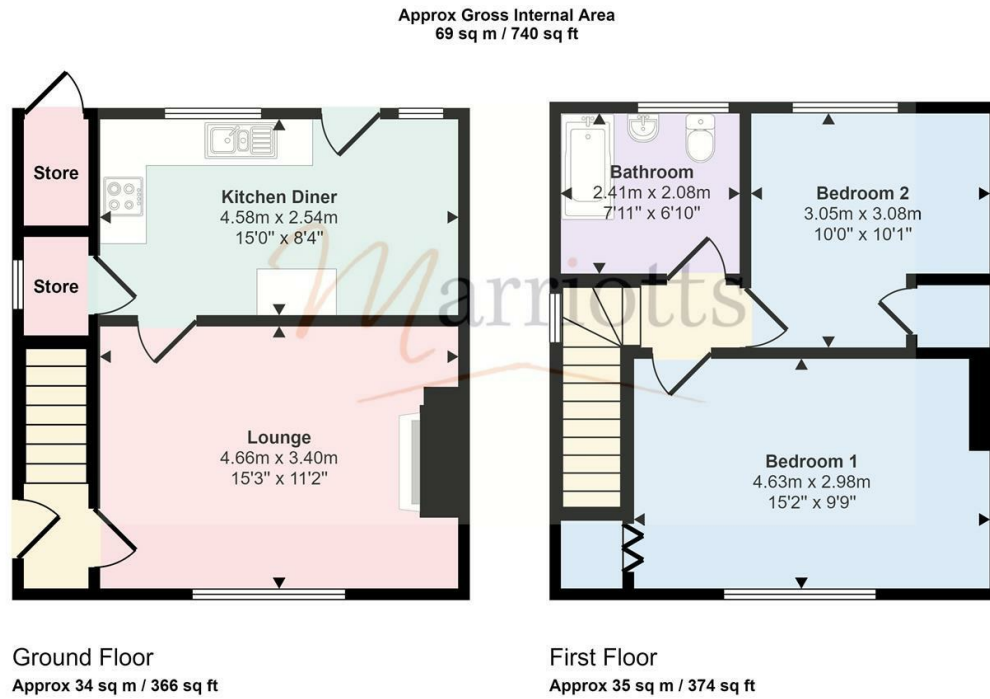




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Broadband and Mobile coverage checker.  
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**ELECTRIC CAR CHARGING POINT:** Not available.  
**ACCESS AND SAFETY INFORMATION:** Stepped side  
and rear access



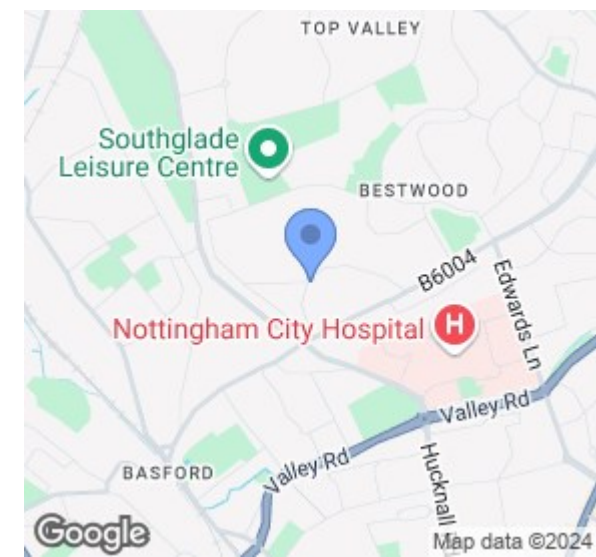




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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