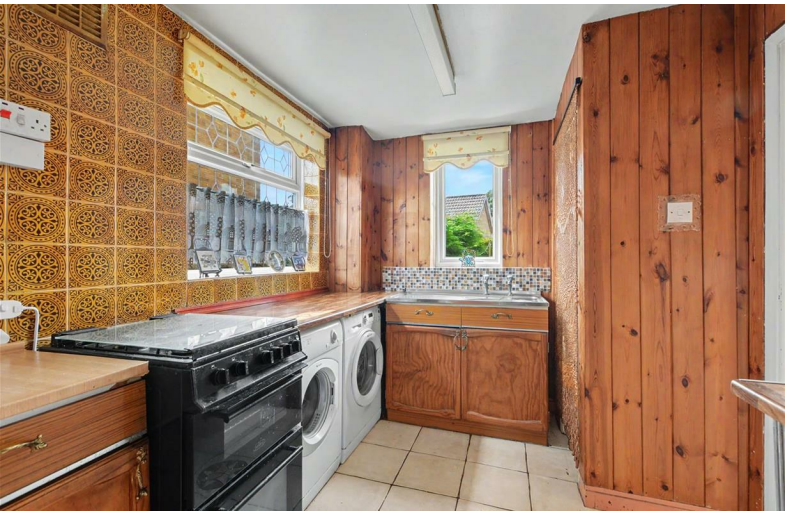
Robert Ellis

look no further...



Melksham Road
Bestwood Nottingham NG5 5RW

A THREE BEDROOM SEMI DETACHED
FAMILY HOME FOR SALE!

Offers In The Region Of

0115 648 5485

/robertellisestateagent @robertellisea

** NO CHAIN!! **

Situated in a popular and well-established residential location, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to create a home to their own taste and specification. Offering generous accommodation throughout, the property is ideal for first-time buyers, growing families or investors seeking a property with plenty of potential.

The accommodation comprises an entrance hallway leading through to a spacious lounge diner, providing ample room for both living and dining furniture and benefiting from direct access to the rear garden. The fitted kitchen offers a range of wall and base units with useful pantry and storage space, whilst a rear lobby provides access to the garden.

To the first floor are three bedrooms, including two well-proportioned doubles and a further single bedroom, making the property well suited to family living. The accommodation is completed by a shower room and separate WC.

Externally, the property benefits from a gated driveway providing off-road parking, together with a front garden and a generous enclosed rear garden featuring a patio area, lawn and mature borders.

This home is also situated within close proximity to local schools, shops, transport links and the City Hospital.

Entrance Hallway
UPVC double glazed entrance door to the front elevation, wall mounted radiator, carpeted flooring, carpeted staircase leading to the first floor landing, door leading through to the lounge diner.

Lounge Diner
22'86 x 10'67 approx (6.71m x 3.05m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, fireplace, wooden panelling, double glazed sliding doors leading out to the rear garden, wall light points, ample space for both living and dining areas, door leading through to the kitchen.

Kitchen
10'42 x 7'46 approx (3.05m x 2.13m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold taps, space and point for a cooker, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge freezer, wall mounted radiator, wooden panelling, tiled flooring, tiled splashbacks, UPVC double glazed windows to the side and rear elevations, pantry, glazed door leading through to the rear lobby.

Rear Lobby
5'43 x 4'99 approx (1.52m x 1.22m approx)
Wooden panelling, storage cupboards, UPVC double glazed door leading out to the rear garden.

First Floor Landing
Carpeted flooring, wall mounted radiator, storage cupboard, loft access hatch, doors leading off to:

Bedroom One
11'38 x 9'83 approx (3.35m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes, storage cupboard, carpeted flooring.

Bedroom Two
10'70 x 10' approx (3.05m x 3.05m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bedroom Three
11'43 x 5'23 approx (3.35m x 1.52m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, storage cupboard.

Shower Room
UPVC double glazed window to the rear elevation, tiled splashbacks, laminate flooring, wall mounted radiator, vanity wash hand basin with mixer tap, shower cubicle with mains fed shower over, UPVC splashbacks.

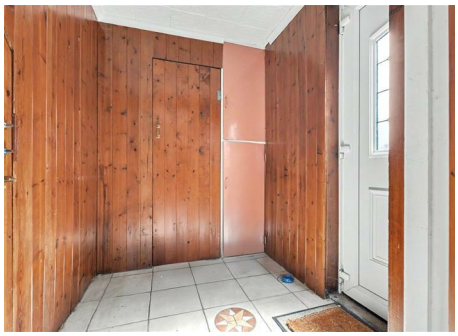
WC
Carpeted flooring, tiled splashbacks, UPVC double glazed window to the rear elevation.

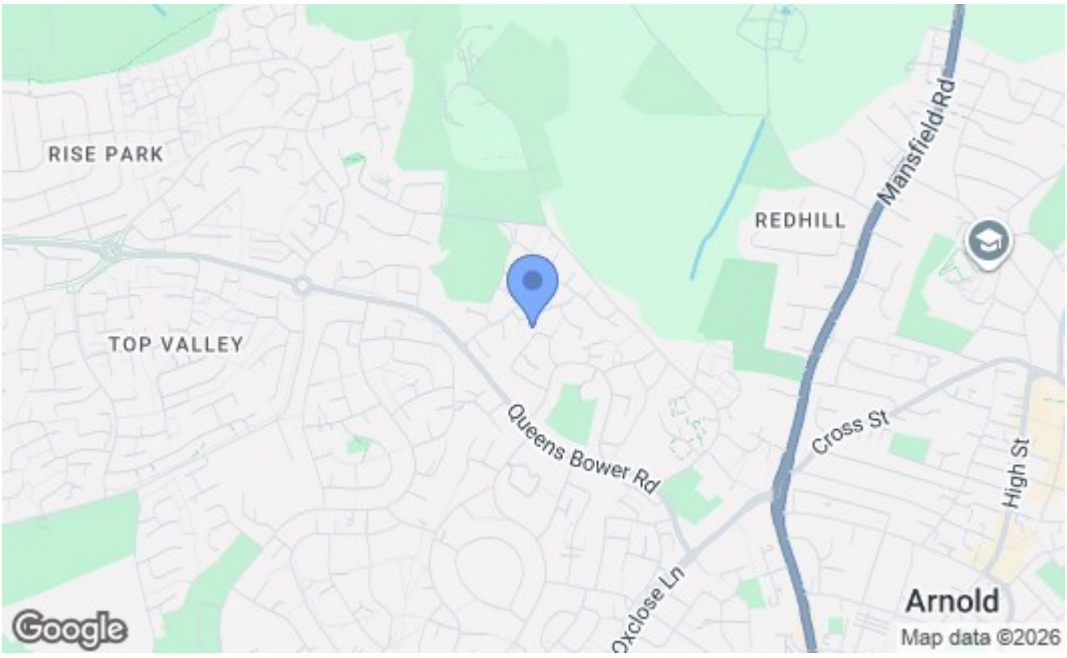
Outside

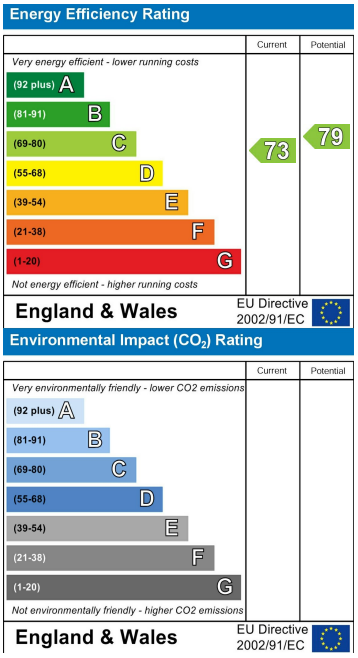
Front of Property
To the front of the property there is a gated block paved driveway providing off the road parking, garden laid to lawn with plants and shrubbery planted to the borders, walled and fenced boundaries, pathway to the side of the property leading to the rear.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 9mbps Ultrafast 5500mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.