



Bestwood Road  
Nottingham

burchell  
edwards



# Bestwood Road Nottingham NG6 8ZW

for sale offers over  
**£210,000**



## Property Description

The ground floor features an inviting entrance hallway leading to a spacious open-plan lounge, kitchen and dining area, ideal for modern living and entertaining. There is also a convenient downstairs WC.

Upstairs, you'll find two generously sized bedrooms and a modern family bathroom.

Outside, the property benefits from a front forecourt, a well-maintained rear garden, and a tandem double driveway providing ample off-road parking.

Perfect for first-time buyers, downsizers, or investors alike - this move-in-ready home combines comfort, convenience, and contemporary style.

The property benefits from a built in security system with coded alarm, and dual controlled central heating, so each floor has its own thermostat making them independent from each other.

## Entrance Hallway

Accessed via composite door leading into the entrance hallway with a radiator and door to:-

## Kitchen

6' 7" Plus recess x 16' 6" Max ( 2.01m Plus recess x 5.03m Max )

Having window to the front elevation, obscured window to the side elevation, glass splashback, wall and base units with work surfaces over, hob with extractor over, integrated fridge freezer, space and plumbing for washing machine, inset sink and a half, electric oven and understairs storage cupboard with space for a tumble dryer.

## Downstairs W.C

Having obscured window to the front elevation, a radiator, pedestal wash hand basin, low level W.C and extractor.

## Lounge/ Dining Room

13' 5" x 10' 2" ( 4.09m x 3.10m )

Having french door to the rear elevation, a radiator and being open with the kitchen.

## First Floor Landing

Having a radiator and loft access which is part boarded.

## Bedroom One

.8' 1" Plus recess x 13' 4" ( 2.46m Plus recess x 4.06m )

Having window to the front elevation and a radiator.

## Bedroom Two

10' 1" Max x 13' 5" Max ( 3.07m Max x 4.09m Max )

Having over stairs storage, a radiator and two windows to the front elevation.

## Bathroom

Having a bath with mains fed shower over, obscured window to the side elevation, chrome heated towel rail, low level W.C, pedestal wash hand basin, extractor and spot lights.

## Outside

To the front of the property is a laid lawn frontage with bush borders and paved path leading to the entrance.

To the rear the garden has a driveway providing off road parking, a patio seating area, steps down to the lawn, two power sockets, outside tap and a shed.

## Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



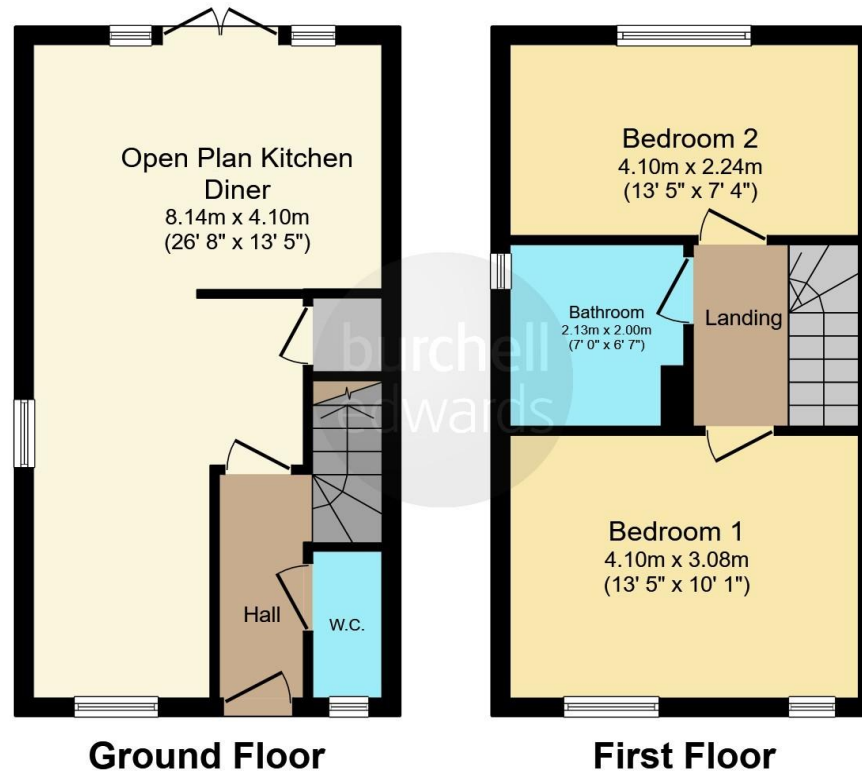












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**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

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