Robert Ellis

look no further. . .







Chisholm Way
Bestwood, Nottingham NG5 5JY

A THREE BEDROOM END TERRACE ON A CORNER PLOT

Offers In The Region Of £170,000 Freehold



Robert Ellis Estate Agents are delighted to present this spacious three-bedroom end-terrace home, occupying a generous corner plot on Chisholm Way, Bestwood.

This ideal family property offers excellent potential, with scope to extend (subject to planning permission) and is being sold with the benefit of no upward chain.

Internally, the accommodation includes a welcoming living space, three well-proportioned bedrooms, double glazing and gas central heating. The layout provides plenty of flexibility for families looking to create their perfect home.

Externally, the property sits on a corner plot, offering gardens with ample outdoor space, making it an attractive option for buyers seeking both comfort and future potential.

The location is well served by a range of local amenities, schools, shops and supermarkets. There are excellent transport links into Nottingham city centre and surrounding areas, making it convenient for commuters.

This is a home that ticks all the boxes for families and first-time buyers alike, with the added advantage of onward chain-free purchase.

An early viewing is strongly recommended to fully appreciate the potential this property offers.





Entrance Hallway
8'10 x 4'2 approx (2.69m x 1.27m approx)
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising staircase leading to the first floor landing, wall mounted radiator, meter cupboard, internal glazed door leading through to the living room.

Lounge Diner
22'6 x 11'05 approx (6.86m x 3.48m approx)
UPVC double glazed window to the front elevation with sliding double glazed patio doors to the rear elevation, ceiling light point, coving to the ceiling, wall light point, four bar gas fireplace with brick surround and wooden mantle, wall mounted double radiators, glazed internal door leading through to the dining kitchen.

Dining Kitchen
7'09 x 11' approx (2.36m x 3.35m approx)
UPVC double glazed windows to the side and rear elevations, a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and point for freestanding gas cooker, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, wall mounted double radiator, tiled splashbacks, ceiling light point, linoleum floor covering, panelled door leading through to the utility room.

Utility Room
7'1 x 5'06 approx (2.16m x 1.68m approx)
Wall mounted gas central heating boiler, a range of matching wall and base units with laminate worksurfaces over, wall mounted electrical consumer unit, ceiling light point, UPVC double glazed door to the side elevation, under the stairs storage pantry providing further storage space, coving to the ceiling, linoleum floor covering.

First Floor Landing
Ceiling light point, loft access hatch, airing cupboard housing the hot water cylinder with additional storage above, panelled doors leading off to:

Bedroom One
11'07 x 10'03 approx (3.53m x 3.12m approx)
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling, wall mounted radiator, built-in storage cupboard over the stairs.

Bedroom Two
11'04 x 10'09 approx (3.45m x 3.28m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom Three
11'08 x 5'08 approx (3.56m x 1.73m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

Family Bathroom
7'03 x 7'08 approx (2.21m x 2.34m approx)
Three piece suite comprising panelled bath with electric shower over, vanity wash hand basin, low level flush WC, two UPVC double glazed windows to the rear elevation, tiled splashbacks, wall mounted radiator, ceiling light point.

Outside
The property sits on a good sized corner lot with gardens to the front, side and rear elevations.

A gated pathway provides access to the front entrance door whilst to the side and rear of the property there is a further mature garden being laid mainly to lawn with hedging to the boundaries and patio area.

Further potential to extend to the side to create a larger family home or add a driveway to provide off the road vehicle hardstanding subject to the relevant planning permission and building regulation approvals.

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 7mbps Ultrafast 1800mbps
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



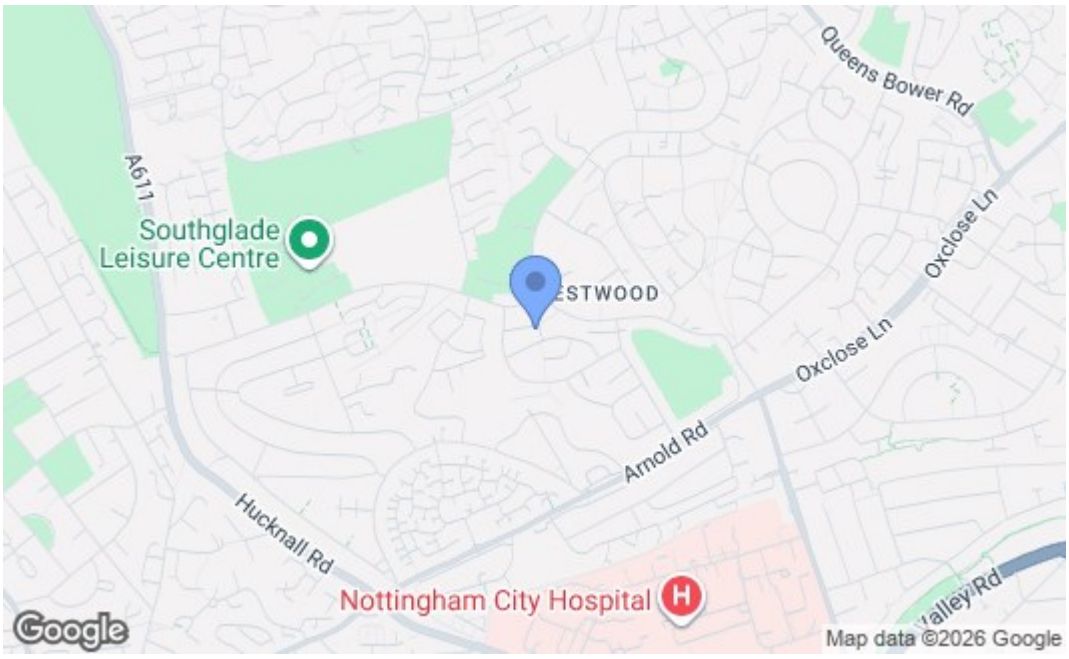


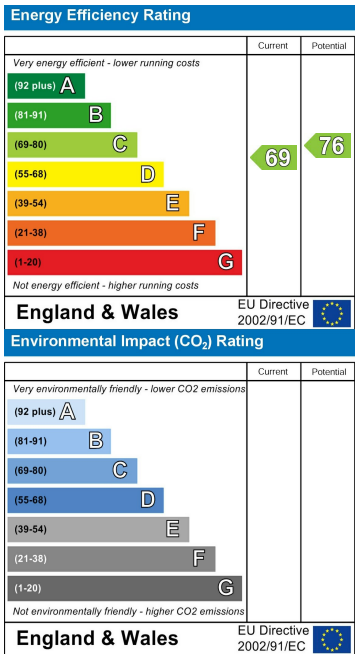












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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