Robert Ellis

look no further...

Cairns Close,
Bestwood, Nottingham
NG5 5JE

£130,000 Freehold

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Robert Ellis Estate Agents are pleased to present this charming three-bedroom mid-terrace property in the sought-after Leen Valley area of Nottingham. Perfect for first-time buyers, this home offers a bright and spacious layout, with excellent transport links and being within walking distance of Nottingham City Hospital.

Upon entering, you are welcomed into an entrance hall with a large storage cupboard, leading to a bright lounge/diner. From here, there is access to the kitchen, stairs to the first floor, and a door to the rear porch, which provides access to a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

To the front of the property, there is a lovely patio area surrounded by plants, flowers, and trees, creating a peaceful space. The rear garden mirrors this with a similar setup and gated access at both the front and rear for added privacy and security.

This property is an ideal choice for first-time buyers – don't miss out, book your viewing today!

Front of Property
To the front of the property there is a shared walkway leading to gated front patio area area surrounded by fencing, a range of trees plants and shrubbery planted throughout.

Entrance Porch
Composite entrance door to the front elevation giving access to the entrance porch, laminate floor covering, door to storage cupboard providing ample additional storage space, glazed door leading into lounge.

Lounge Diner
23'8" x 11'7" approx (7.23 x 3.54 approx)
Laminate floor covering, two wall mounted radiators, double glazed window to the front elevation, coving to the ceiling, TV point, electric fire with tiled hearth and wooden surround, carpeted staircase leading to the first floor landing, door leading to rear porch, door leading to kitchen.

Kitchen
10'11" x 8'10" approx (3.33 x 2.70 approx)
Linoleum flooring, a range of matching wall and base units with worksurfaces over incorporating sink and drainer unit with mixer tap over, splashbacks, five ring gas hob with electric cooker hood above, double glazed window to the rear elevation, single glazed window to the dining space, integrated oven, space and plumbing for a washing machine, wall mounted radiator, integrated fridge freezer.

Rear Porch
Linoleum flooring, wall mounted radiator, double glazed window to the rear elevation, door leading to downstairs WC.

Downstairs WC
3'2" x 6'0" approx (0.97 x 1.83 approx)
Double glazed window to the rear elevation, hand wash basin with separate hot and cold taps, WC.

First Floor Landing
Carpeted flooring, access to the loft, door to storage cupboard, doors leading off to rooms.

Bedroom One
9'2" x 12'8" approx (2.81 x 3.87 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation.

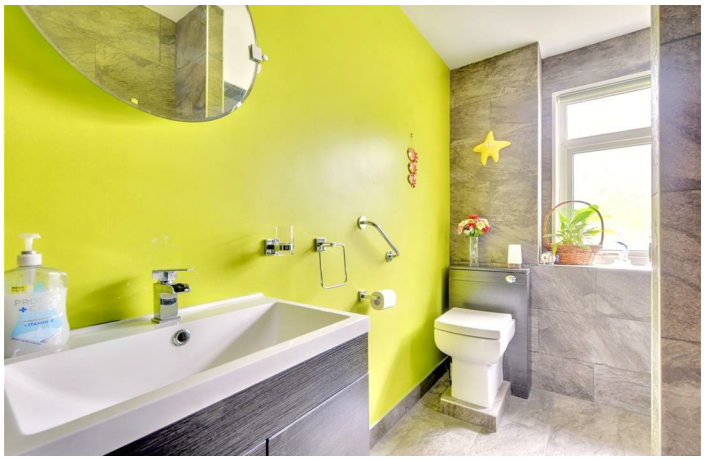
Bedroom Two
9'3" x 10'11" approx (2.84 x 3.35 approx)
Carpeted flooring, built-in wardrobes, wall mounted radiator, double glazed window to the rear elevation.

Bedroom Three
6'3" x 12'7" approx (1.92 x 3.85 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation.

Bathroom
6'2" x 11'0" approx (1.89 x 3.37 approx)
Tiled flooring, heated towel rail, vanity wash hand basin with mixer tap over, WC, double glazed window to the rear elevation, shower cubicle with mains fed shower above, spotlights to the ceiling.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, external storage, a range of plants trees and shrubbery planted throughout, secure gated access to the on road permit parking.

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 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: Yes
Any Legal Restrictions: No
Other Material Issues: No



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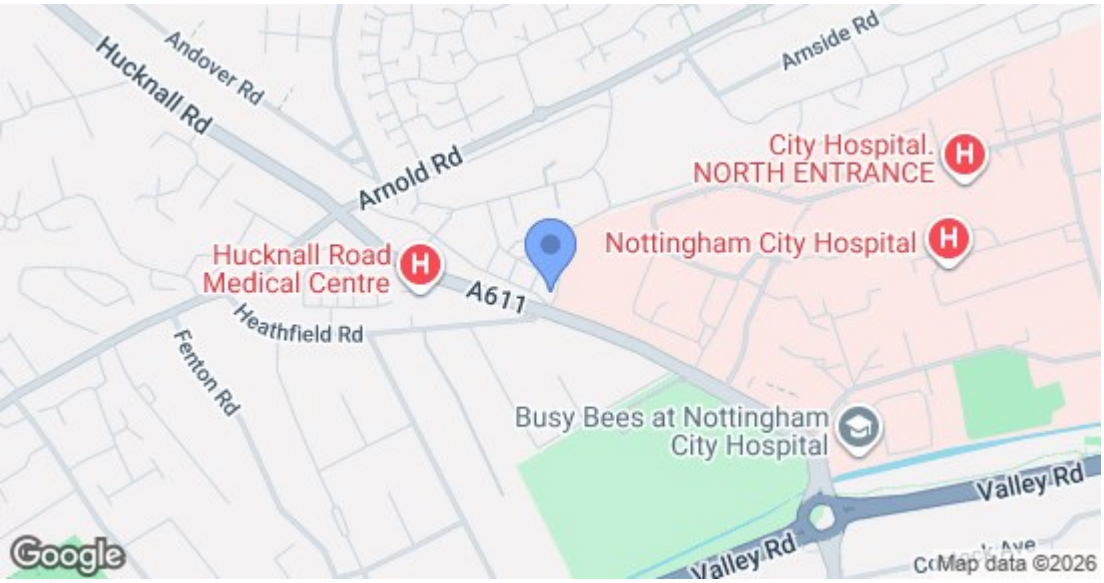

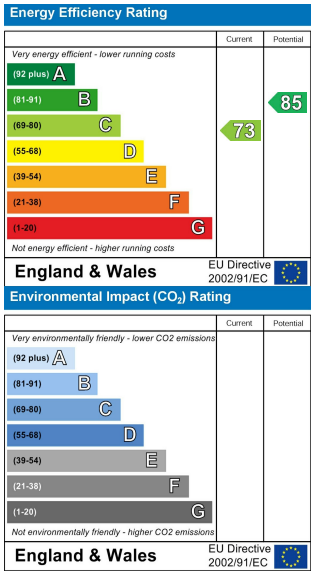

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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