



2 Hill Road  
Bestwood Village NG6 8TJ  
£180,000



## 2 Hill Road

Bestwood Village NG6 8TJ

Three bedroom semi-detached family home in the highly sort-after Bestwood Village, close to good schools & local amenities, excellent road & rail links into Nottingham City Centre are close by. The property consists of spacious lounge, fitted kitchen, three bedrooms & family shower room. Outside, the property sits on a ample plot with front, side & rear gardens with a driveway offering off road parking.

Bestwood Village is a historic and charming suburb located in Nottingham, England. Originally developed in the early 20th century as a coal mining community, it features a mix of Victorian and Edwardian architecture, reflecting its industrial heritage. The village is known for its scenic woodland areas, such as Bestwood Country Park, which offers walking trails, nature reserves, and leisure activities. It also boasts local amenities, including schools, shops, and community facilities, making it a popular place for families and residents seeking a peaceful, community-oriented environment close to Nottingham city.





#### **Entrance Hall**

Entrance hallway with stairs to first floor, doors off, radiator, carpet & double glazed door & side panel.

#### **Lounge**

15'3" x 10'11" (4.65m x 3.33m)

Wooden mantle piece with marble effect hearth housing gas fire & back boiler, coving to ceiling, dado rail, TV point, radiator, carpet & double glazed window to the rear elevation.

#### **Kitchen**

16'10" x 15'7" 6'3" (5.13m x 4.75m 1.91m)

L Shaped kitchen with range of wall & base units with drawers, laminate worktop over, stainless steel sink & drainer with mixer tap, free standing cooker with extractor fan over, space for fridge/freezer, plumbed for washing machine, storage cupboard, radiator, tiled flooring, double glazed window to the front elevation & double glazed door to the side elevation.



#### **First Floor Landing**

L shaped landing with doors off, loft hatch & double glazed window to the side elevation.

#### **Bedroom One**

13'1" (max) x 10'5" (3.99m (max) x 3.18m)

Double glazed window to the rear elevation, radiator & carpet.



#### **Bedroom Two**

9'2" x 8'6" (2.79m x 2.59m)

Double glazed window to the rear elevation, radiator & carpet.

#### **Bedroom Three**

10'6" x 6'6" (3.20m x 1.98m)

Double glazed window to the front elevation, bulk head with shelving & carpet.



#### **Shower Room**

5'11" x 5'4" (1.80m x 1.63m)

Walk in cubicle with electric shower, low flush WC, wash hand basin, tiled walls, spot lights, radiator, vinyl flooring & frosted double glazed window to the side elevation.

#### **Outside**

##### **Rear Garden**

lawned rear garden with pathway & fence boundary.

##### **Front & Side Garden**

Lawned front & side garden, driveway leading to carport, wooden shed & fence boundary.



## Floor Plan



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
 Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)

## Area Map



## Energy Efficiency Graph

