



**Kirtling Close  
Bestwood Nottingham NG5 5TY**

**\*\* 25% SHARED OWNERSHIP \*\* TWO  
BEDROOM, END OF TERRACE  
BUNGALOW SITUATED IN BESTWOOD,  
NOTTINGHAM.**

**25% Shared Ownership £40,000 Leasehold - Share of Freehold**



\*\*\* SHARED OWNERSHIP 25% \*\*\*

Robert Ellis are delighted to bring to the market this IMMACULATE TWO BEDROOM, END OF TERRACE BUNGALOW situated on a CUL DE SAC in BESTWOOD, NOTTINGHAM. The property is ideally situated within walking distance of Nottingham City Hospital, close to excellent local schools and transport routes, and surrounded by a wealth of green spaces, making it perfect for families and professionals alike.

Upon entry, you are welcomed into the hallway which leads to the kitchen with storage cupboard. The hall also allows access into the lounge, with French doors opening to the conservatory. The property hosts two bedrooms with the first having fitted wardrobes and a family bathroom with three piece suite.

To arrange your viewing for this unique opportunity, contact the office now!



### Entrance Hallway

21'3" x 3'9" approx (6.48 x 1.16 approx)

Composite entrance door, wall mounted radiator, laminate flooring, doors leading off to:

### Kitchen

8'5" x 14'9" approx (2.59 x 4.51 approx)

Vinyl flooring, tiled splashbacks, UPVC double glazed window to the front elevation, wall mounted radiator, fitted wall and base units with worksurfaces over incorporating a stainless steel sink with mixer tap, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, Glow worm boiler, storage cupboard.

### Storage Cupboard

3'9" x 3'4" approx (1.15 x 1.04 approx )

Vinyl flooring, providing useful pantry/storage space.

### Airing Cupboard

3'6" x 1'9" approx (1.07 x 0.54 approx)

Carpeted flooring, wall mounted radiator, shelving.

### Lounge

15'9" x 9'6" approx (4.80m x 2.90m approx )

Wall mounted radiator, laminate flooring, UPVC double glazed French doors leading through to the conservatory.

### Conservatory

7'3" x 11'6" approx (2.21 x 3.52 approx)

Carpeted flooring, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door leading out to the rear garden.

### First Floor Landing

Doors leading off to:

### Bedroom One

8'11" x 14'2" approx (2.73 x 4.32 approx)

Laminate flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, fitted wardrobes with sliding doors.

### Bathroom

8'8" x 5'9" approx (2.66 x 1.76 approx )

Vinyl flooring, wall mounted radiator, WC, sink with separate hot and cold taps, tiled splashbacks, bath with electric shower over.

### Bedroom Two

5'10" x 11'3" approx (1.78 x 3.45 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

### Outside

### Front of Property

To the front of the property there is allocated parking, low maintenance front garden.

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with paved patio area, fencing to the boundaries, side gated access.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps 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

### Shared Ownership Eligibility

To apply for a Shared Ownership home, you'll need to meet the following criteria:

Age requirement: Applicants must be 18 years or older.

First time buyer or non-homeowner: You cannot own another home. Shared Ownership purchasers are often first time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it.

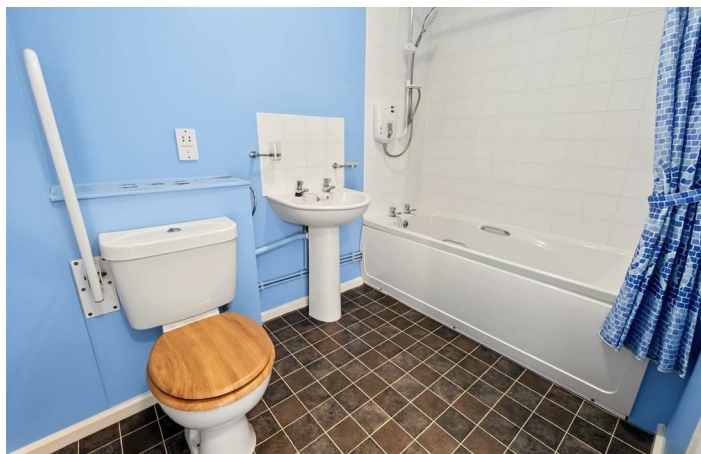
Income threshold: Your annual household income must not exceed £80,000, or £90,000 per year in London.

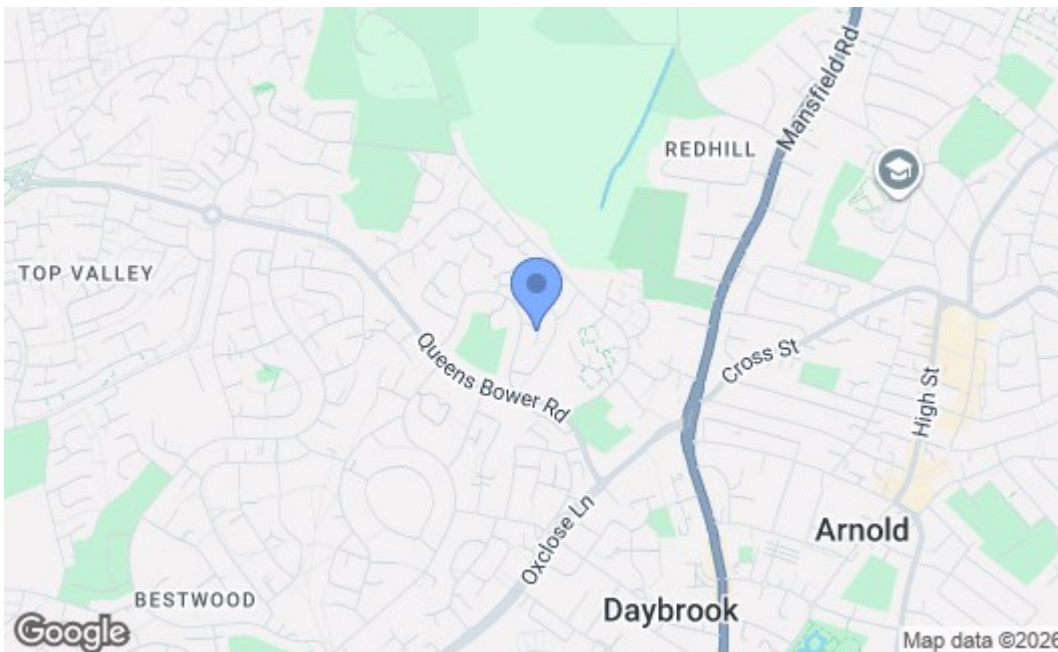
Inability to purchase outright: You must not currently be able to afford to buy a home suitable for your housing needs on the open market.

Local eligibility requirements: Some housing providers or local authorities may apply additional criteria, such as a connection to the area where the property is located.

Payment history: You must show you are not in mortgage or rent arrears.

Financial standing: You must be able to demonstrate that you have a good credit history, including no bad debts or county court judgements (CCJ) and can afford the regular payments and costs involved in buying a home during your Shared Ownership credit check.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.