



**4 The Square, Bestwood Village, Nottingham,
Nottinghamshire NG6 8TS**

£150,000

Tel: 0115 9680268



- Traditional Terraced House
- No Upward Chain
- Viewing Highly Recommended
- Two Generous Bedrooms
- Spacious Living Room
- Neutral Kitchen Diner

This extremely well proportioned two bedroom traditional terraced house, comes located in a quiet residential position within walking distance to Bestwood country park and has previously been an excellent investment property for the current owner and would also be perfectly suited for any first time buyers or young families looking for a generously proportioned first home with no upward chain.

The internal accommodation comprises an initial entrance hallway with access into a spacious living room and equally well proportioned kitchen diner. To the first floor landing there are two generous bedrooms and a family bathroom.

Externally, the property stands in a quiet position directly opposite a local play park and green space which is perfectly situated creating a naturally light open feel. To the rear of the property there is a small courtyard style garden which is all low maintenance but offers a perfect space to sit out in private. The property comes located within walking distance to a well serviced bus route and Bestwood country park.

ENTRANCE HALL

w: 1.02m x l: 0.97m (w: 3' 4" x l: 3' 2")

With a ceiling light point and stairs rising to the first floor landing.

LIVING ROOM

w: 4.01m x l: 3.78m (w: 13' 2" x l: 12' 5")

A generously proportioned living room with a central fire place, radiator, ceiling lighting, double glazed window to the front elevation, handy understairs storage cupboard and an internal door opening into the:

KITCHEN DINER

w: 4.93m x l: 2.67m (w: 16' 2" x l: 8' 9")

A well proportioned kitchen diner with plenty of room for a dining table. This kitchen has a range of fitted wall cupboards, base units and drawers with working surfaces over. Freestanding oven with integrated four ring hob and a wall mounted extractor fan. There is also plumbing for a washing machine, space for a fridge/freezer. Ceiling lighting, radiator and a window and door opening into the courtyard rear garden.

FIRST FLOOR LANDING

w: 2.03m x l: 0.84m (w: 6' 8" x l: 2' 9")

With a ceiling light point.

BEDROOM ONE

w: 3.43m x l: 2.92m (w: 11' 3" x l: 9' 7")

A double bedroom with internal wardrobes and storage space, radiator, ceiling lighting and a double glazed window to the front elevation overlooking the park.

BEDROOM TWO

w: 3.78m x l: 2.64m (w: 12' 5" x l: 8' 8")

A second well proportioned bedroom with a radiator, ceiling lighting, cupboard housing the boiler and a double glazed window to the rear elevation.

BATHROOM

w: 2.77m x l: 2.06m (w: 9' 1" x l: 6' 9")

A spacious bathroom with three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands in a quiet position directly opposite a local play park and green space which is perfectly situated creating a naturally light open feel. To the rear of the

property there is a small courtyard style garden which is all low maintenance but offers a perfect space to sit out in private. The property comes located within walking distance to a well serviced bus route and Bestwood country park.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

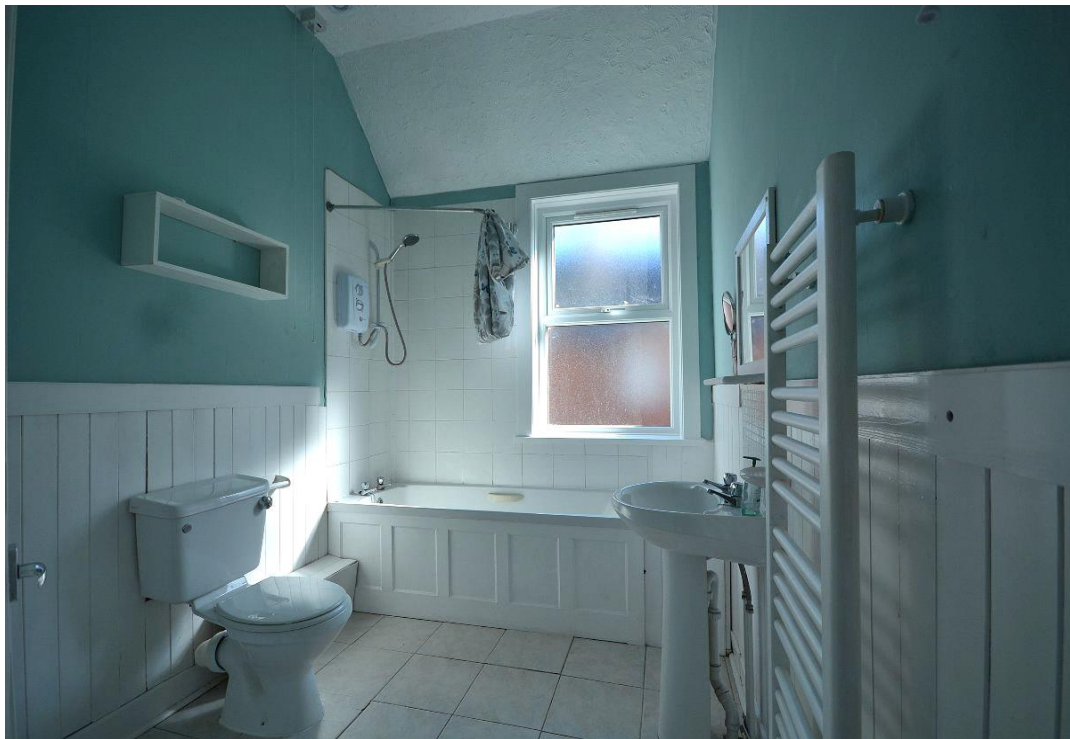
MORTGAGE ADVICE

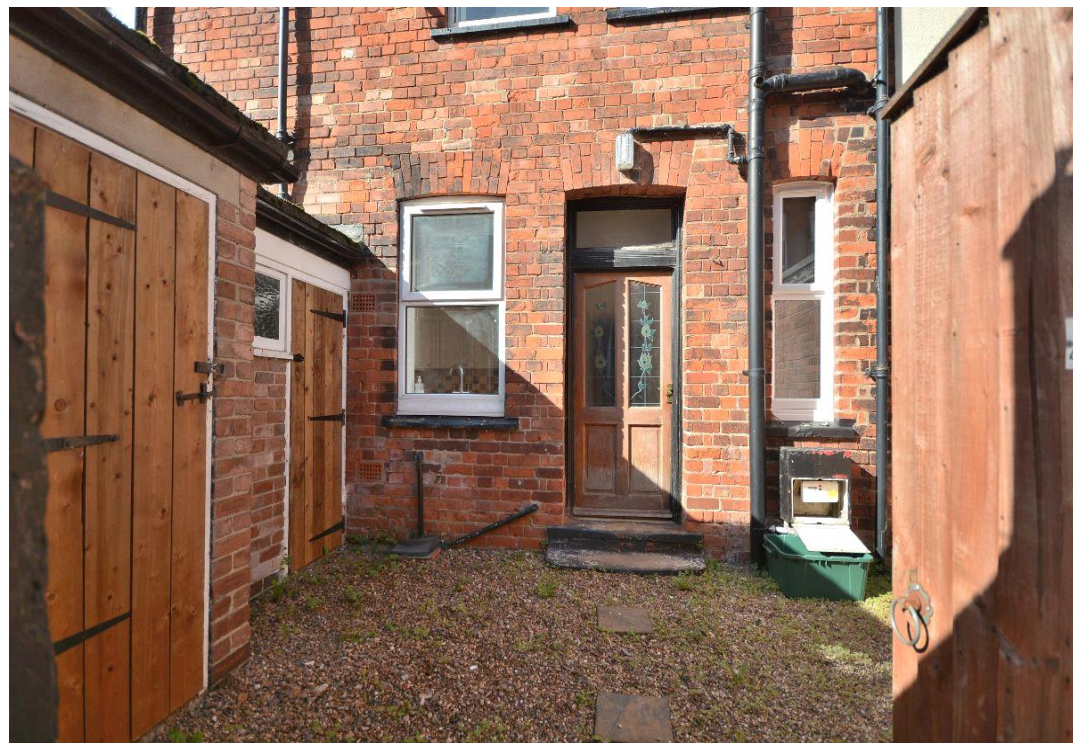
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FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









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