

**Position
of Property**



53 Bestwood Park Drive, Nottingham – NG5 5QR

Guide Price **£170,000**

DavidJames
the estate agent



53 Bestwood Park Drive

Nottingham

GUIDE PRICE £170,000-£190,000 NO CHAIN! 3 bed mid-terrace house close to amenities, schools and transport links! Lots of further potential and ideal for first-time buyers, families or investors! Council Tax band: A

Tenure: Freehold

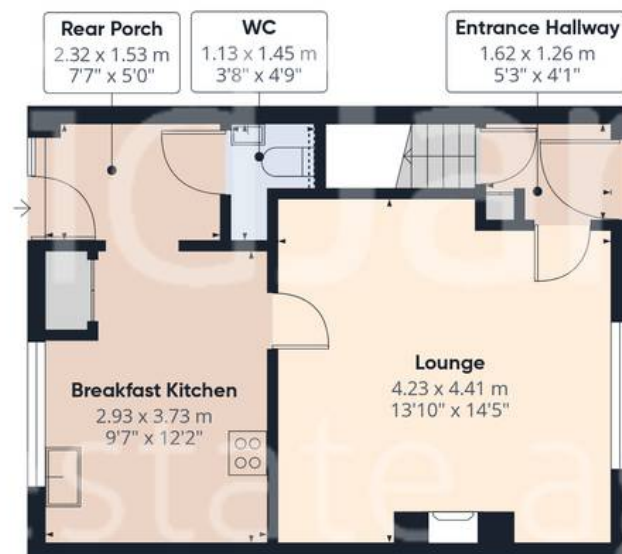
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-terrace house
- Offered to the market with no upward chain
- Ideal for families, first-time buyers and investors
- Close to a wide range of local amenities, schools and public transport links
- Bright front lounge with large window and feature fireplace
- Breakfast kitchen with a range of fitted units and integrated appliances
- Convenient ground floor WC
- Three first-floor bedrooms
- Modern three-piece shower room including a corner shower enclosure
- Low maintenance and enclosed rear garden







Floor 0



Floor 1

Approximate total area⁽¹⁾

72.4 m²

780 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.