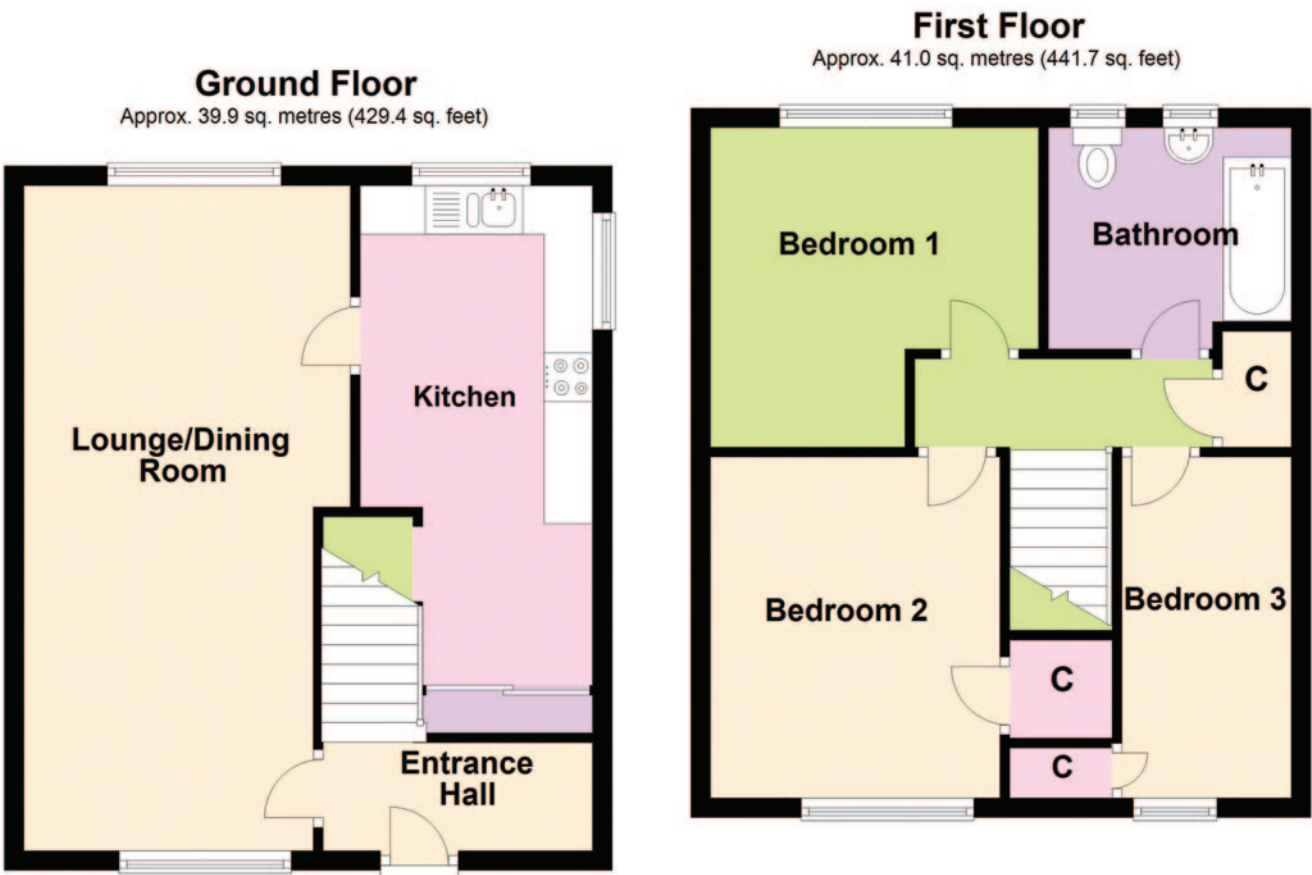


# Bestwood

Mildenhall Crescent  
Nottingham NG5 5RS



## Property floor plan & measurements



### GROUND FLOOR

#### Entrance Hall

2.77m x 1.12m  
(9'1" x 3'8")

#### Lounge/Dining Room

6.83m max x 2.01m max  
(22'5" max x 6'7" max)

#### Kitchen

5.13m x 2.39m max  
(16'10" x 7'10" max)

### FIRST FLOOR

#### Bedroom One

3.38m max x 3.28m max  
(11'1" max x 10'9" max)

#### Bedroom Two

3.50m x 3.07m  
(11'6" x 10'1")

#### Bedroom Three

3.51m x 1.73m  
(11'6" x 5'8")

### Bathroom

2.39m max x 2.29m max  
(7'10" max x 7'6" max)

80.9 sq metres  
(871.1 sq feet)

Total  
Area  
(Approx)

Nottingham  
City Council

Band  
A

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

### COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

### THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(A)

Asking Price

£160,000

End Terraced House

3 bedrooms

EPC Rating

C (69)

Tenure

Freehold

Arnold Branch

102 Front Street t 0115 955 5550 e arnold@david-james.com

www.david-james.com





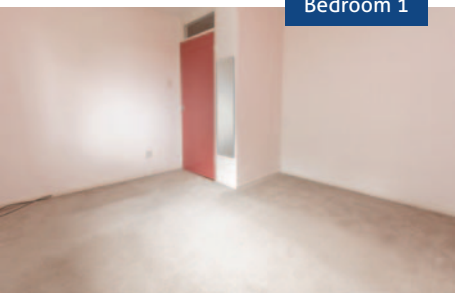
Lounge/Dining Room



Lounge/Dining Room



Bedroom 1



Bedroom 1



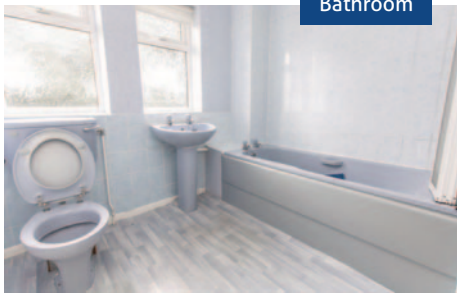
Kitchen



Bedroom 2



Bedroom 3

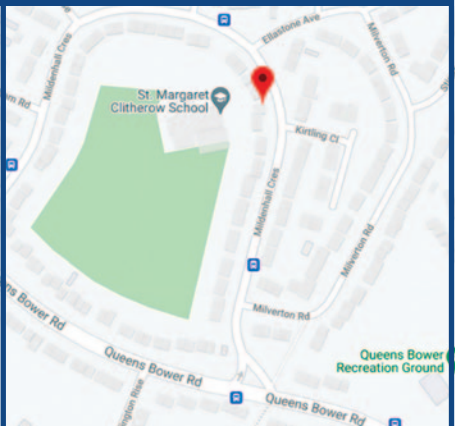


Bathroom



Rear Garden

## Location Map



Please note that the pin on the map may not show the exact location of the property

## Key Features

- ✓ End terraced house
- ✓ 3 bedrooms, two with built in wardrobes/storage cupboards)
- ✓ Large lounge/dining room with feature fireplace
- ✓ Kitchen with integrated appliances
- ✓ Family bathroom/Wc
- ✓ UPVC double glazing
- ✓ Worcester combination boiler
- ✓ Front and rear lawned gardens
- ✓ Driveway providing off-street parking
- ✓ Sold with no upward chain

## Summary

NO CHAIN! A three bedroom end terraced house situated near ample amenities and transport links to the city centre.

The property comprises of a large lounge/dining room and a kitchen with integrated appliances.

To the first floor the property has three bedrooms, two with built in wardrobes/storage cupboards and a family bathroom.

Outside the property has a driveway providing off street parking and a lawned front and rear garden.

## Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£0.00

Additional or buy to let property

£4,800.00

For more information visit  
[www.david-james.com/stampduty](http://www.david-james.com/stampduty)