



Pavior Road, Bestwood, Nottingham, NG5 5UF
£120,000 Leasehold



Pavior Road, Bestwood

2 Bedrooms, 1 Bathroom

£120,000

- Two Bedroom Ground Floor Apartment
- Open Plan Living
- Double Bedrooms
- Allocated Parking Space
- Excellent Location - Close To City Hospital
- Spacious Interior

Well proportioned throughout, this two bedroom ground floor apartment is situated in an enviable location within easy reach of the local amenities, transport links and City Hospital. The property briefly comprises of an entrance hall, open plan lounge/diner with bay window and fitted kitchen off, two double bedrooms and a fitted bathroom. Benefitting from an allocated parking space and no onward chain early viewing is strongly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY 10' 7" x 6' 4" (3.23m x 1.93m) With fitted carpet, airing cupboard, storage cupboard and ceiling light.

LOUNGE/DINER 16' 4" x 13' 6" (4.98m x 4.11m) With a fitted carpet, two uPVC double glazed windows to the front elevation, two wall mounted electric panel heaters and fitted ceiling spotlights.

KITCHEN 8' 4" x 6' 2" (2.54m x 1.88m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer and up stand, integrated electric oven, inset hob with stainless steel splash back and extractor hood over, vinyl floor covering, washing machine plumbing and fitted ceiling spotlights.

MASTER BEDROOM 13' 11" x 9' 5" (4.24m x 2.87m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 12' 1" x 6' 9" (3.68m x 2.06m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, tiled flooring and fitted ceiling spotlights.

EXTERNAL The property benefits from an allocated parking space.







Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

