

ON HOLD



Padstow Road, Bestwood
£175,000

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- EPC C until 2035
- Chain Free
- Off Road Parking
- New Carpets Throughout
- Garden Office/Gym

Offered to the market with no onward chain, this fantastically presented EPC C property is ready to move straight in to. With new carpets throughout, neutral décor and a garden office.

This well maintained three-bedroom semi-detached property is offered with no onward chain and is presented in excellent condition throughout, making it ideal for families, first-time buyers, and investors alike. Recently refreshed with new carpets and finished in neutral décor, the home offers a modern, move-in-ready feel.

The contemporary kitchen/diner is a highlight, featuring integrated appliances and providing a practical space for everyday living. Upstairs the modern bathroom complements the clean, neutral aesthetic found throughout the property. There are two generous double bedrooms and a single bedroom, offering flexible accommodation for a range of needs.



Externally, the property continues to impress. The low-maintenance rear garden is laid with astro-turf-style grass, making it perfect for year-round enjoyment with minimal upkeep. A versatile garden office/gym provides an excellent additional space for home working, fitness, or hobbies. To the front, the driveway offers off-road parking for up to three vehicles.

With an EPC rating of C which will not expire until 2035, the property is energy efficient, further enhancing its appeal to investors as well as owner-occupiers.

This is a fantastic opportunity to acquire a modern, well-cared-for home.

LIVING ROOM 11' 0" x 14' 8" (3.36m x 4.49m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light

KITCHEN/DINER 8' 3" x 14' 8" (2.53m x 4.49m) With a range of fitted high and low level units with a rolled edge worktop, integrated dishwasher, electric oven, gas hob and extractor hood over, tiles flooring, uPVC double glazed window to the rear elevation, external uPVC French door to the rear garden, wall-mounted radiator and fitted ceiling spotlights.

UTILITY ROOM 8' 4" x 2' 8" (2.55m x 0.81m) With washing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.