



23 Millbank Place,  
Bestwood Village, NG6 8EF

# 23 Millbank Place, Bestwood Village, NG6 8EF

An ideal investment opportunity, this modern semi detached bungalow is currently let, and is offered to the market with no upward chain.

The property provides accommodation including an entrance hall, cloakroom/wc, living/dining room, kitchen, two good sized bedrooms, and a fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property enjoys a good degree of privacy with a fully enclosed garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking for several vehicles.

Situated in Bestwood Village, the property is within easy reach of excellent facilities including schools, shops and local country parks, plus local transport links to Nottingham.

**Guide Price £145,000**





## ACCOMMODATION

### Composite Entrance Door

With obscure glazed light panel and giving access into the:-

### Entrance Hallway

Radiator, doors giving access into the living/dining room and the:-

### Cloakroom/WC 5'1" x 3'8" (1.55m x 1.12m)

Fitted with a two piece suite in white comprising a low level flush w/c, and a wash hand basin.

Opaque UPVC double glazed window to the front elevation, tiled splashbacks.

### Living/Dining Room 17'3" x 10'8" max (5.26m x 3.25m max)

UPVC double glazed window to the front elevation, ceiling light point, two radiators, doors giving access to the inner hallway and the:-

### Kitchen 10'9" x 8'8" (3.28m x 2.64m)

Fitted with a range of wall, drawer and base units with laminate work surfaces over, inset stainless steel sink unit with mixer tap, space and plumbing for a washing machine, space for an under counter fridge and freezer, built-in electric oven, built-in four ring gas hob with extractor fan over.

UPVC double glazed window and door to the side elevation, tiled splashbacks, wall mounted central heating boiler, ceiling spotlights, plinth heater.

### Inner Hallway

Loft access hatch, storage cupboard, doors giving access to the two bedrooms and the bathroom.

### Bedroom One 13'3" x 9'9" (4.04m x 2.97m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.



### Bedroom Two 8'10" x 9'8" (2.69m x 2.95m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### Bathroom 6'5" x 5'5" (1.96m x 1.65m)

Fitted with a three piece suite in white comprising a panelled bath with electric shower and glazed shower screen over, a pedestal wash hand basin, and a low level flush w/c.

Obscure UPVC double glazed window to the side elevation, ceiling spotlights, tiled splashback, extractor fan, radiator.

## OUTSIDE

The tarmac driveway provides off road parking for a number of vehicles and in turn gives access to the GARAGE. An adjacent garden includes a lawned area with mature shrub borders, and gives gated access to the rear.

The rear garden is fully enclosed by timber screen fencing and is mainly laid to lawn.

### Single Garage

With an up and over door, power and lighting connected.

### Directions

Millbank Place can be located off Mill Lane from Moor Lane, Bestwood Village.

### Referral Arrangement Note

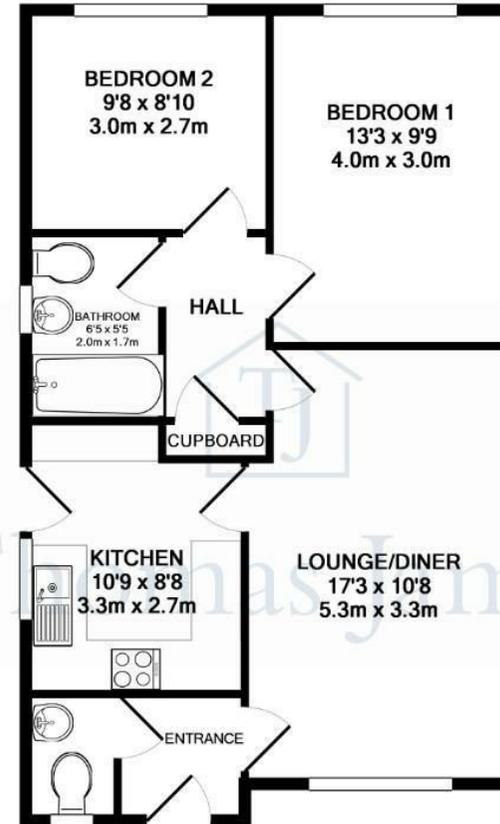
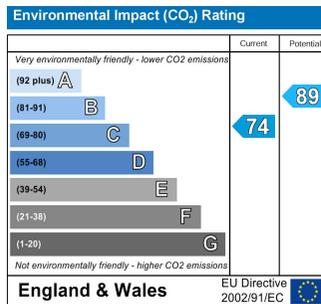
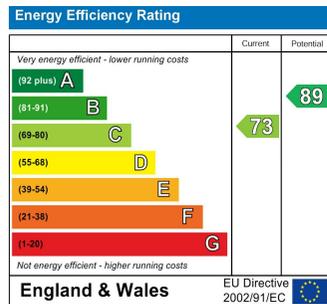
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



Thomas James Estate Agents  
5 Flatts Lane, Calverton  
Nottingham, NG14 6LA

Tel: 0115 856 1605  
Email: calverton@tjea.com  
Web: www.tjea.com

Selected as the Best  
Independent Agent by the  
Relocation Agent Network



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.