

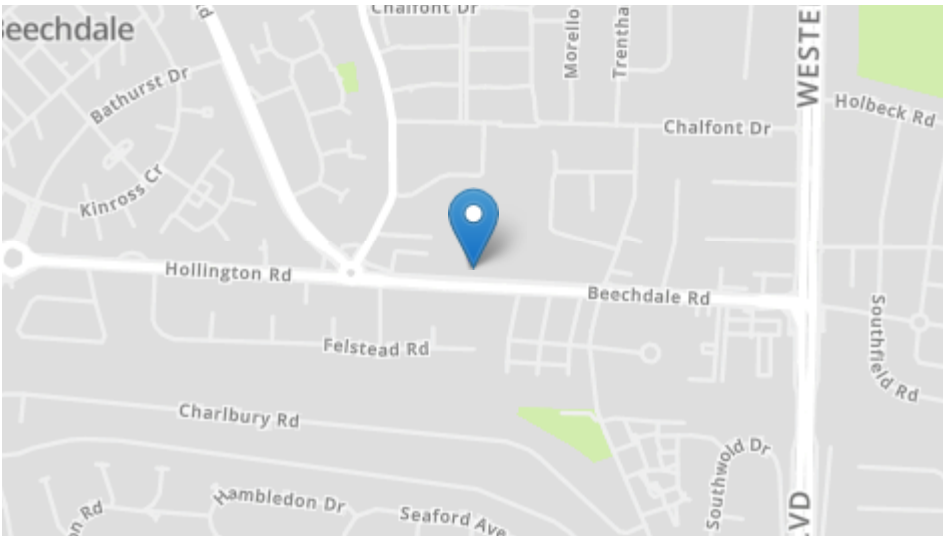
Beechdale Road, NG8 3LF

Guide Price £230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	86
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Excellent Road & Public Transport Links
- Walking Distance To Amenities
- Ease of Access to Nottingham City Centre

Our Seller says....

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 28956441

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* GUIDE PRICE £230,000 - £240,000 \*\*\* \*\* CONVENIENCE ON YOUR DOORSTEP \*\* Ideally located close to Nottingham city centre and excellent road links, is this superb three bedroom semi-detached property, which would make an ideal starter home to grow into. Benefiting from two reception rooms, off road parking. Briefly comprising; porch, entrance hallway, lounge, dining room and kitchen. To the first floor, three bedrooms, and bathroom. Outside, to the front is off road parking, and to the rear is a privately enclosed garden with brick built outhouses. Positioned in close proximity to Nottingham city centre, superb road links are on your doorstep, along with tram links. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Brick & uPVC double glazed construction, uPVC double glazed entrance door to the front and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage and doors to the lounge and dining room.

Lounge

4.54m x 3.48m (14' 11" x 11' 5") UPVC double glazed bay window to the front and radiator.

Dining Room

3.46m x 3.37m (11' 4" x 11' 1") UPVC double glazed window to the rear, radiator and door to the kitchen.

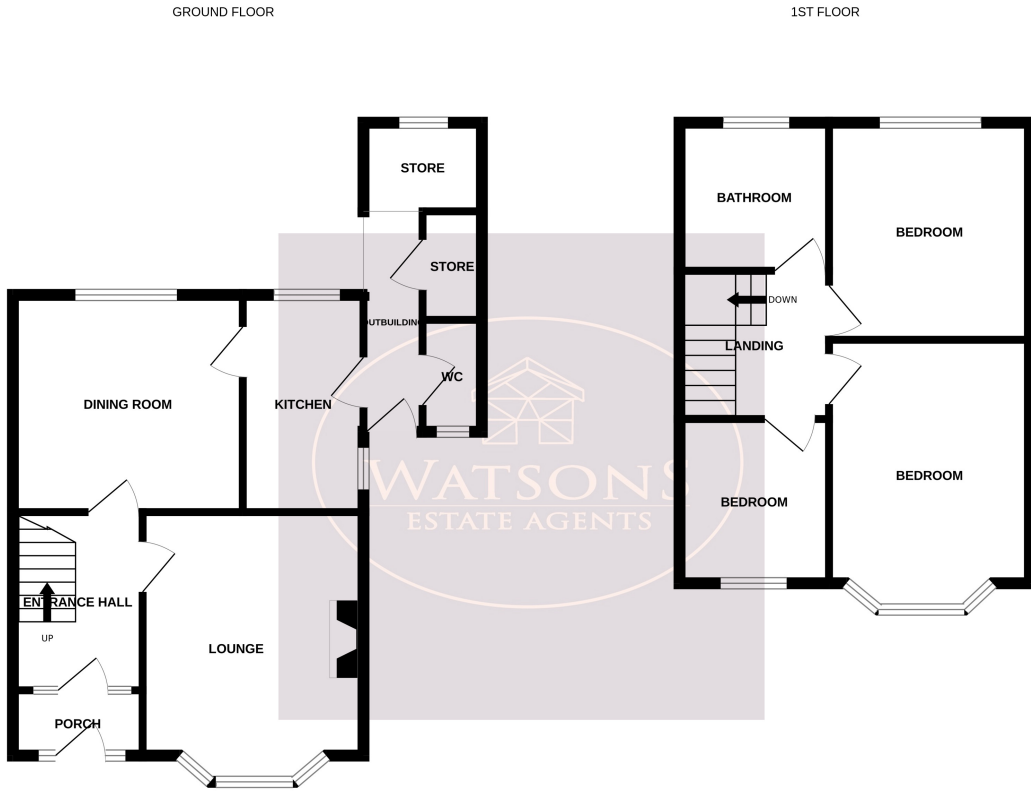
Kitchen

3.4m x 2.05m (11' 2" x 6' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Bedroom 1

4.44m x 3.14m (14' 7" x 10' 4") UPVC double glazed bay window to the front and radiator.

Bedroom 2

3.62m x 3.16m (11' 11" x 10' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.76m x 2.47m (9' 1" x 8' 1") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, airing cupboard housing the hot water tank and radiator.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking leading to the door to the outbuilding. The rear garden comprises a paved patio seating area, turfed lawn and door to the brick built outhouse offering useful storage. The garden is enclosed by hedge borders to the perimeter.