

Beechdale Road, Nottingham, NG8 3EZ

Guide Price £220,000



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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 - 28438342

- Mid Town House
- 3 Bedrooms
- Modern Dining Kitchen
- Downstairs WC
- En Suite & Family Bathroom
- 2 Allocated Parking Spaces
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

Our Seller says....

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
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*** GUIDE PRICE £220,000 - £230,000 *** BRILLIANT BEECHDALE! *** This fabulous 3 bedroom family home will appeal to a wide variety of buyers from first time buyers to families to buy to let investors as the property provides excellent living space, easy access to the city centre and private parking. Comprising internally of; entrance hallway, downstairs WC, lounge/dining room, kitchen, 3 bedrooms with en-suite to main bedroom and a family bathroom. Outside is an enclosed garden and access to private parking for 2 cars. Call our friendly team today to book your viewing!

Ground Floor

Entrance Hall

Entrance door to the front, doors to the lounge and WC.

WC

WC, pedestal sink unit. Wood effect laminate flooring, radiator and obscured uPVC double glazed window to the front.

Lounge

5.32m x 4.59m (17' 5" x 15' 1") UPVC double glazed window to the front, radiator, stairs to the first floor, wood effect laminate flooring and door to the dining kitchen.

Dining Kitchen

4.59m x 2.72m (15' 1" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, tiled flooring, breakfast bar, uPVC double glazed window to the rear, radiator, under stairs storage cupboard, Wall mounted combination boiler and French doors leading to the rear garden.

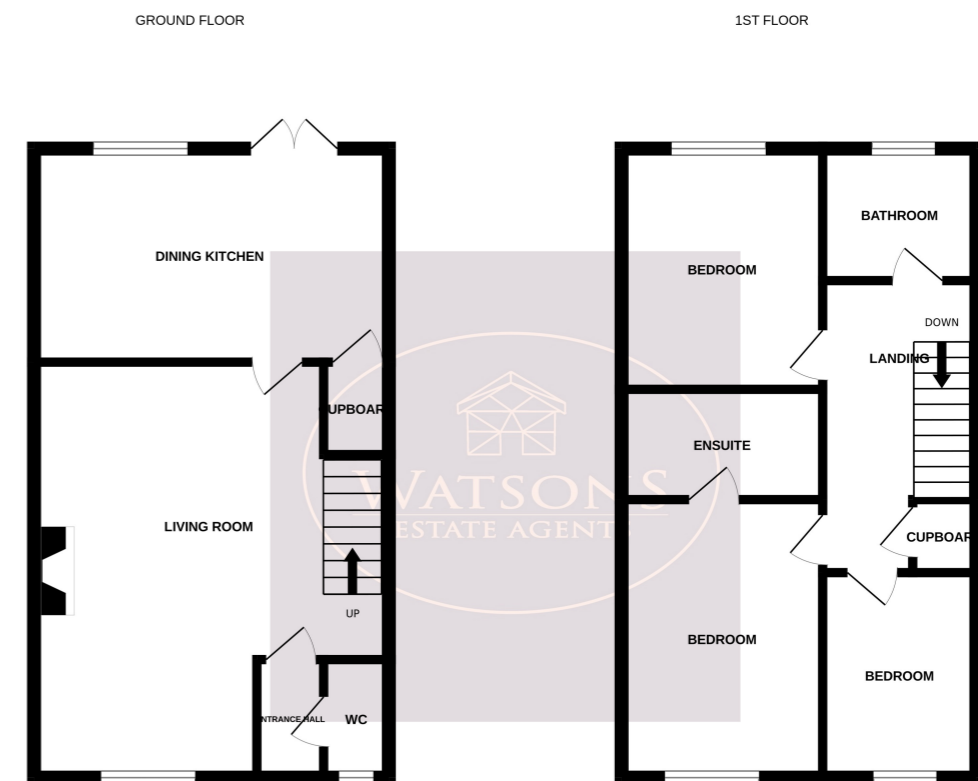
First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.

Primary Bedroom

4.19m x 2.58m (13' 9" x 8' 6") UPVC double glazed window to the side, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Extractor fan and radiator.

Bedroom 2

3.09m x 2.59m (10' 2" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.64m x 1.9m (8' 8" x 6' 3") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are plum slate beds. The rear garden comprises a paved patio, timber decking seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the rear. There are 2 allocated parking spaces.