



3



1



1



D

DavidJames
the estate agent

The Beeches, Nottingham, NG3 6NH

Guide Price £150,000

About This Property

GUIDE PRICE £150,000 - £160,000 This mid-terrace house is an ideal choice for first-time buyers looking to step on the property ladder or investors and is well-situated for easy access to Carlton's excellent amenities, schools and frequent bus services to Nottingham City Centre.

Upon entering the property, you are greeted by a porch that leads into the entrance hall. From here, you will find the spacious lounge/dining room, featuring an electric fire and access through to a versatile lean-to which has sliding patio doors to the rear garden. The fitted kitchen comes complete with a freestanding cooker and there is ample space for a freestanding washing machine and an under-counter fridge.

Upstairs, you will find three well-proportioned bedrooms, with the main bedroom benefitting from included large freestanding wardrobes which provide plenty of storage. The complementing bathroom is then equipped with a four-piece white suite, including a separate shower cubicle with an electric shower.

Outside, the rear garden is mainly lawned and enclosed for privacy whilst the house sits back from the roadside along a footpath with a gated front garden.



- Mid-terrace house
- Within easy reach of Carlton's amenities, schools and City-bound bus services
- An ideal first-time buy or investment purchase
- Entrance hall with a porch
- Spacious lounge/dining room
- Versatile lean-to with patio doors
- Fitted kitchen with an included freestanding cooker
- Three first floor bedrooms
- Bathroom with a four-piece suite including a separate shower cubicle
- Enclosed lawned rear garden





Floor 0



Floor 1

DavidJames
The estate agent

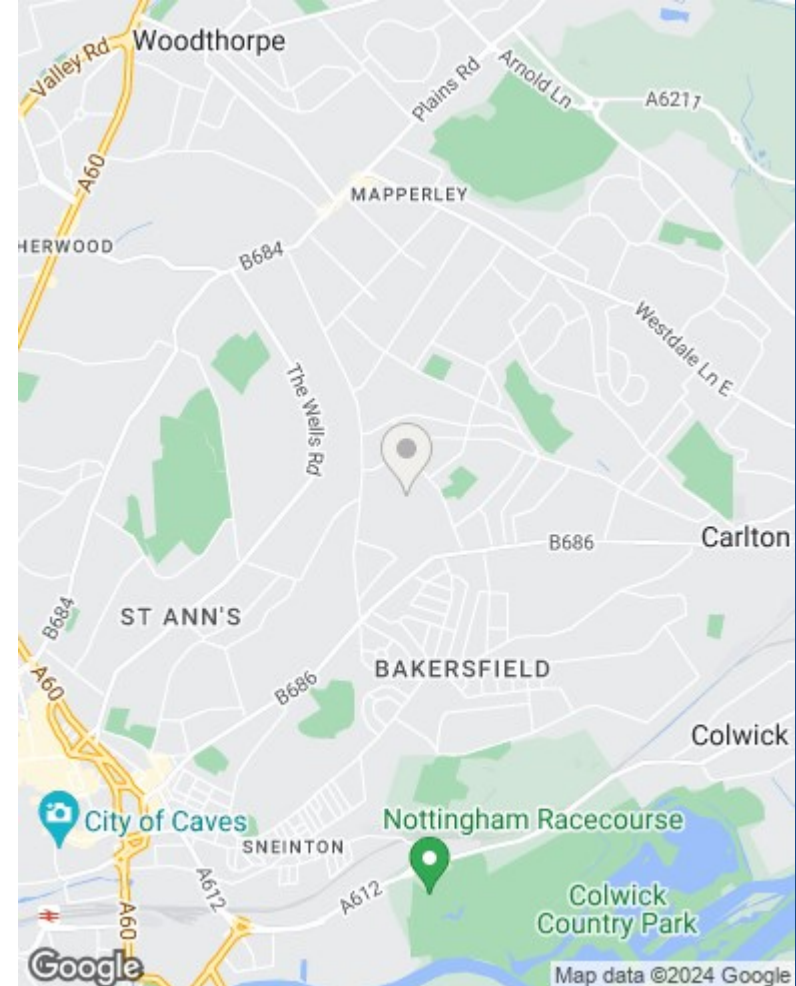
Approximate total area*

74.22 m²
798.95 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

naea | propertymark
PROTECTED

The Property Ombudsman