



**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

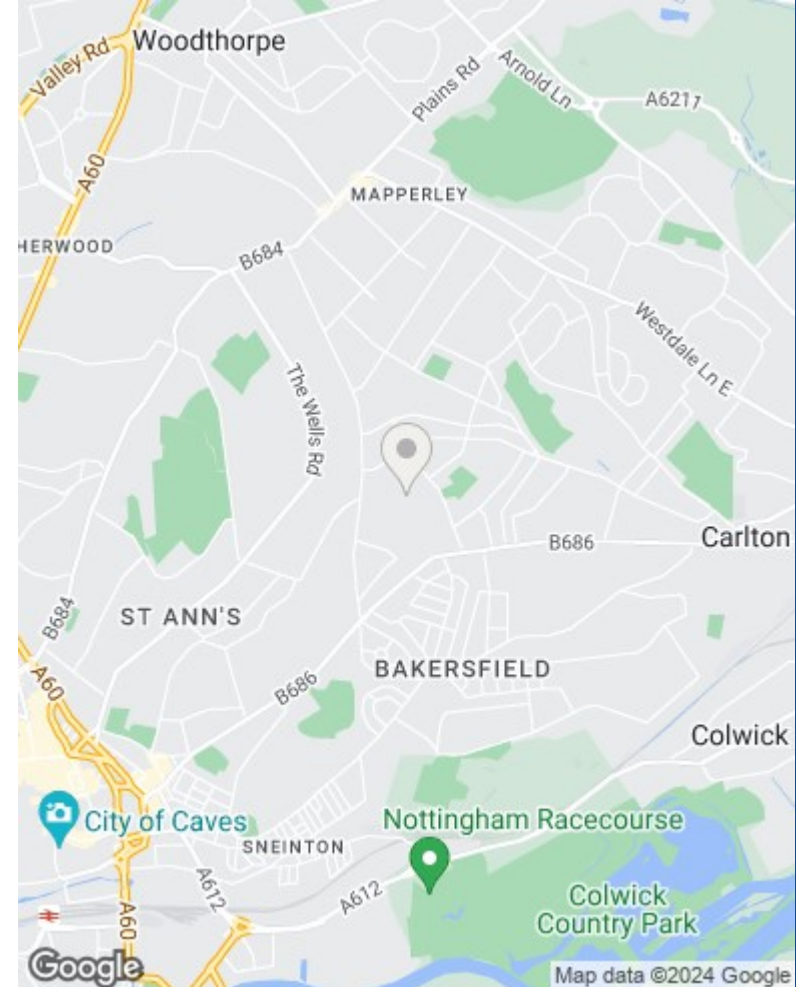


Approximate total area\*\*  
74.22 m<sup>2</sup>  
798.95 ft<sup>2</sup>

(1) 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.

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**Council Tax Band: A**  
**Gedling Borough Council**  
**Freehold**

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