

# For Sale

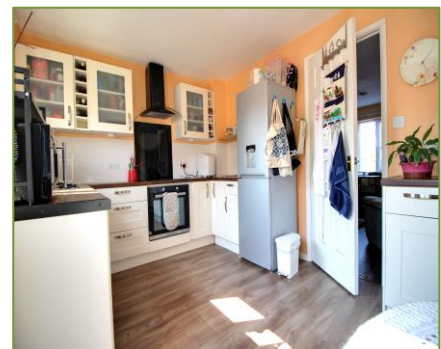


2b-4b Hucknall Road  
Nottingham  
NG5 1AB

T 0115 962 9770

E Nottingham@go-ps.co.uk

grangerandoaks.co.uk



Gaynor Court,  
Beechdale, NG8 3FL

**Price:** £185,000



# Gaynor Court,

## Beechdale

**Price:** £185,000



### Information

BEECHDALE: Making the perfect first-time-buy, or buy-to-let investment, this smart two bedroom town-house is situated in the popular Beechdale Mews development, around 3 miles from Nottingham City Centre. Presented beautifully, the house is neutrally decorated and features a living room and dining kitchen to the ground floor and two well-proportioned bedrooms, and bathroom upstairs.

### Summary of accommodation

- Recently Installed Kitchen & Bathroom
- Low Maintenance South-Facing Rear Garden
- Quiet Cul-de-Sac Location
- Fully Double Glazed
- Allocated Off-Road Parking
- Superb First Time Buy or Investment
- Chain Free

### Description

#### Entrance Hall

Enter through a double glazed front door. Wood effect LVT flooring. Consumer Unit. Door leading to lounge.

#### Lounge

uPVC double glazed window. Wood effect LVT flooring. Electric wall heater. Door leading to kitchen/diner.

#### Dining Kitchen

Recently fitted kitchen with roll-top work-surfaces and a range of floor & wall kitchen units, integrated oven, hob and extractor, and plumbing for washing machine, designated space for freestanding fridge and freezer. Wood effect LVT flooring. uPVC double glazed window. Part glazed uPVC door leading to the rear garden.

#### Stairs / Landing

Carpeted flooring. Doors leading to bedrooms and bathroom. Loft hatch.

#### Bedroom 1

uPVC double glazed window. Carpet flooring. Electric heater. Internal door leading to storage cupboard containing hot water cylinder.

#### Bathroom

Recently installed bathroom suite with tiled walls, glass shower screen over bath, and sink & wc set into vanity unit.

#### Bedroom 2

uPVC double glazed window. Carpet flooring. Electric heater.

#### Outside

A small off-street front garden is laid to gravel. To the rear is an enclosed, low-maintenance garden with a patio and artificial lawn. A gate to the rear leads to the driveway.

### Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

# Gaynor Court, Beechdale

## Nottingham

**Price:** £185,000



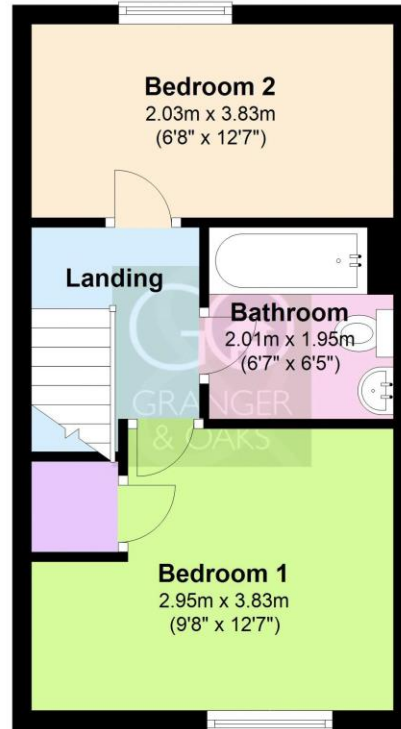
### Ground Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



### First Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



Total area: approx. 56.1 sq. metres (604.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		