

# For Sale



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Chapman Court,  
Beechdale Mews

**Price:** Offers Over £185,000



# Chapman Court, Beechdale Mews, NG8 3FQ

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## Information

BEECHDALE: Tenanted Investment. This very well-presented two bedroom town house is situated in the popular Beechdale Mews development, around 3 miles from Nottingham City Centre. The property has a recently fitted dining kitchen, a bathroom comprising of a toilet, sink, bath and overhead shower, two good sized bedrooms and double glazing throughout.

## Summary of accommodation

- Exceptional Presentation
- Popular Location
- Modern Fitted Kitchen & Bathroom
- Off-Road Car Parking
- Outstanding Rental Occupancy
- Currently Tenanted

## Description

### Entrance Hall

Entering through a traditional glazed timber door a small reception lobby provides space for coats and shoes before you carry on through to the lounge.

### Lounge

Good sized lounge with double glazed window to front. Carpeted. Electric storage heating, and an electric fire. Stairs lead off. A door leads through to the kitchen diner.

### Kitchen Diner

A recently installed kitchen with a range of wall & floor units and roll-top work-surfaces. Tiled splashback. Extractor hood. Integrated oven and hob. Plumbing & power for fridge/freezer and washing machine. Wood laminate flooring. Storage heating. Double glazed french door opens out to garden.

### Stairs & Landing

Carpeted. Doors lead off to bedrooms and bathroom

### Bedroom 1

Carpeted. Built-in Wardrobes. Cupboard houses hot water cylinder. Electric heater. Double glazed window to front.

### Bedroom 2

Carpeted. Electric heater. Double glazed window to rear.

### Bathroom

Wood laminate flooring. Electric heater. Mains mixer shower over bath. Sink with mirror vanity unit with storage. Opaque double glazed window to side.

### Outside

The property has off-road car-parking for two cars and gardens front and rear. The rear garden is a very compact, low-maintenance garden with a south-facing aspect.

The Property tenure is Freehold.

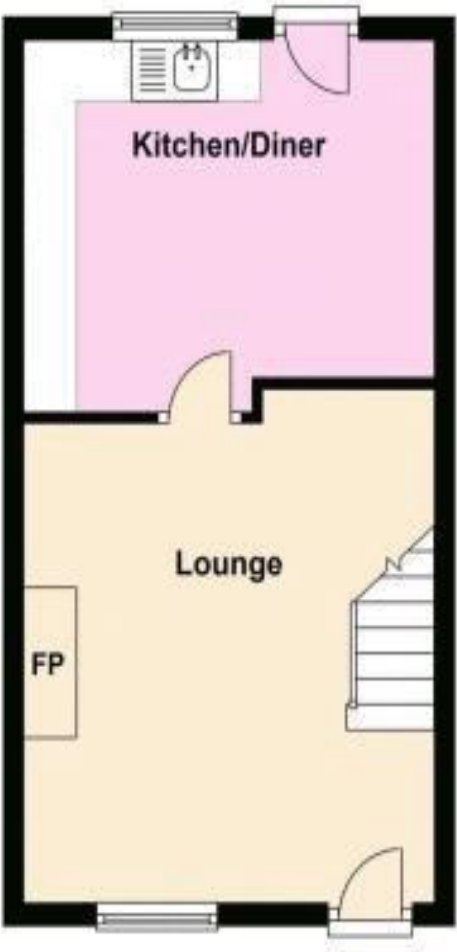
The House is currently let on an Assured Shorthold Tenancy at £875pcm

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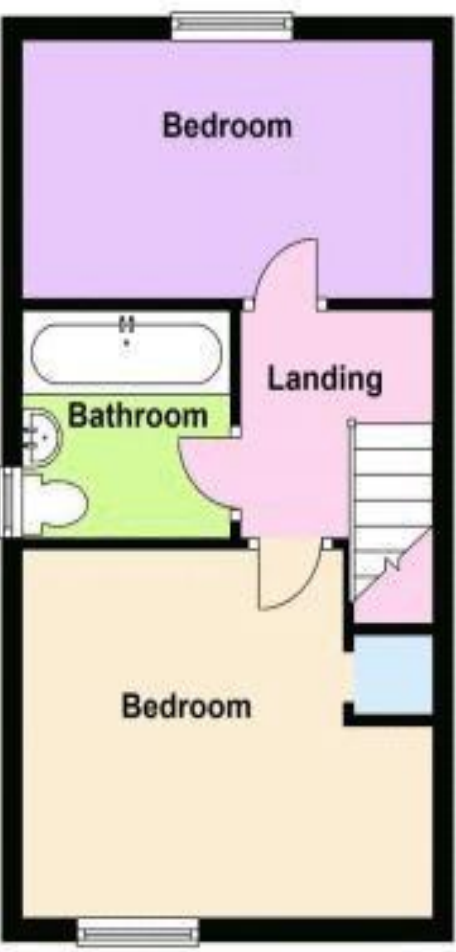
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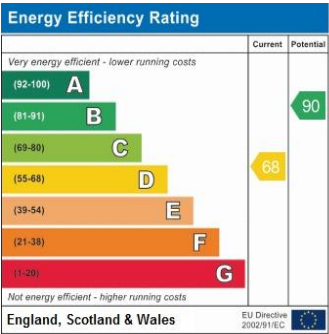
**Ground Floor**  
Approx. 28.1 sq. metres (302.5 sq. feet)



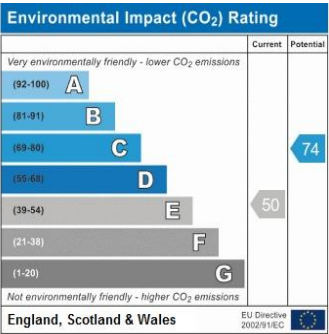
**First Floor**  
Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 56.5 sq. metres (608.0 sq. feet)



Address:  
11 Chapman Court Beechdale NG8 3FQ



We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.