



**DavidJames**  
the estate agent

**Besecar Avenue, Gedling, Nottingham, NG4 4ET**

**Guide Price £160,000**

# About This Property

We are pleased to present this mid-terrace home which is offered to the market with no upward chain and is perfectly suited for first-time buyers eager to step onto the property ladder! Located within easy reach of the amenities of both Gedling and Mapperley, this home also offers close proximity to the stunning Gedling Country Park. Frequent bus services to Nottingham City Centre are just a short walk away, ensuring convenience for the daily commute.

Upon entering, you are greeted by an initial entrance hall that leads into a good-sized lounge/dining room which has a feature fireplace. The modern kitchen is equipped with an integrated electric oven, gas hob and extractor with the option for the further freestanding appliances to be included in the sale. An adjoining lobby offers a further useful space which could be utilised as an additional utility area, complete with a handy understairs storage cupboard.

The first floor accommodates three well-proportioned bedrooms, complemented by both a fully-tiled modern shower room and a separate adjoining WC.

Outside, the low-maintenance enclosed rear garden boasts a timber shed which provides ample storage for tools and garden furniture.



- Mid-terrace house
- Offered to the market with no upward chain
- Within easy reach of both Gedling and Mapperley's amenities
- An ideal first-time purchase
- Good-sized lounge/dining room
- Modern kitchen with integrated cooking appliances
- Three first floor bedrooms
- Modern fully-tiled shower room with a separate WC
- Views from the first floor towards Gedling Country Park
- Low-maintenance rear garden with a useful timber shed



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Floor 0



Floor 1

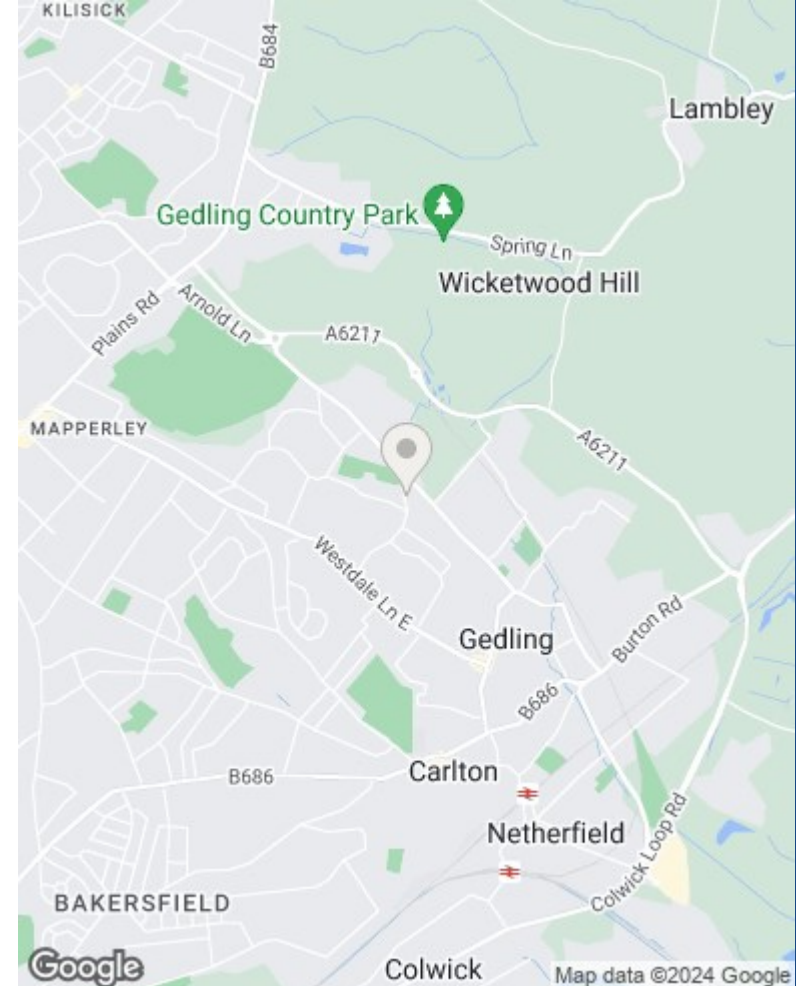


Approximate total area<sup>(1)</sup>  
70.79 m<sup>2</sup>  
761.94 ft<sup>2</sup>

(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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