



**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 downstairs 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



DavidJames  
the estate agent

DavidJames  
the estate agent

DavidJames  
the estate agent

DavidJames  
the estate agent



Floor 0



Floor 1

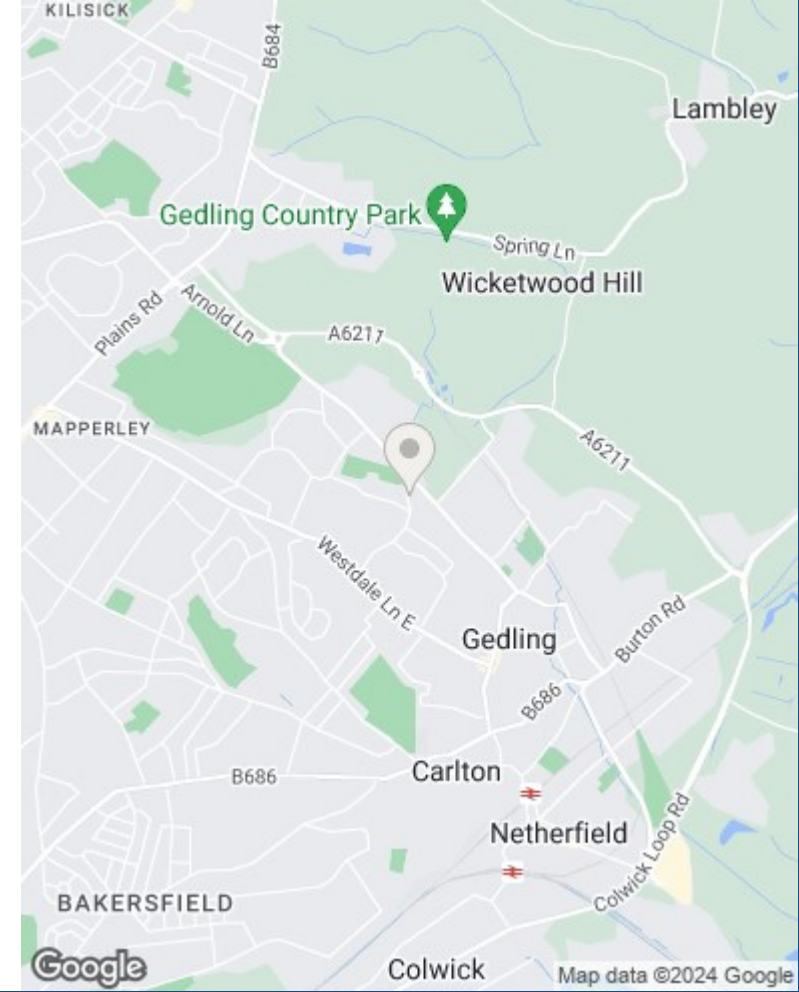


Approximate total area<sup>(1)</sup>  
70.79 m<sup>2</sup>  
761.94 ft<sup>2</sup>

(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.

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  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

