



29a Besecar Avenue, Gedling – NG4 4DP

Guide Price **£250,000**

DavidJames
the estate agent



29a Besecar Avenue

Gedling, Nottingham

Located at the entrance of a cul-de-sac in Gedling and close to local amenities, this well-presented 3 bed semi-detached home offers generous parking and comfortable living space across two floors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

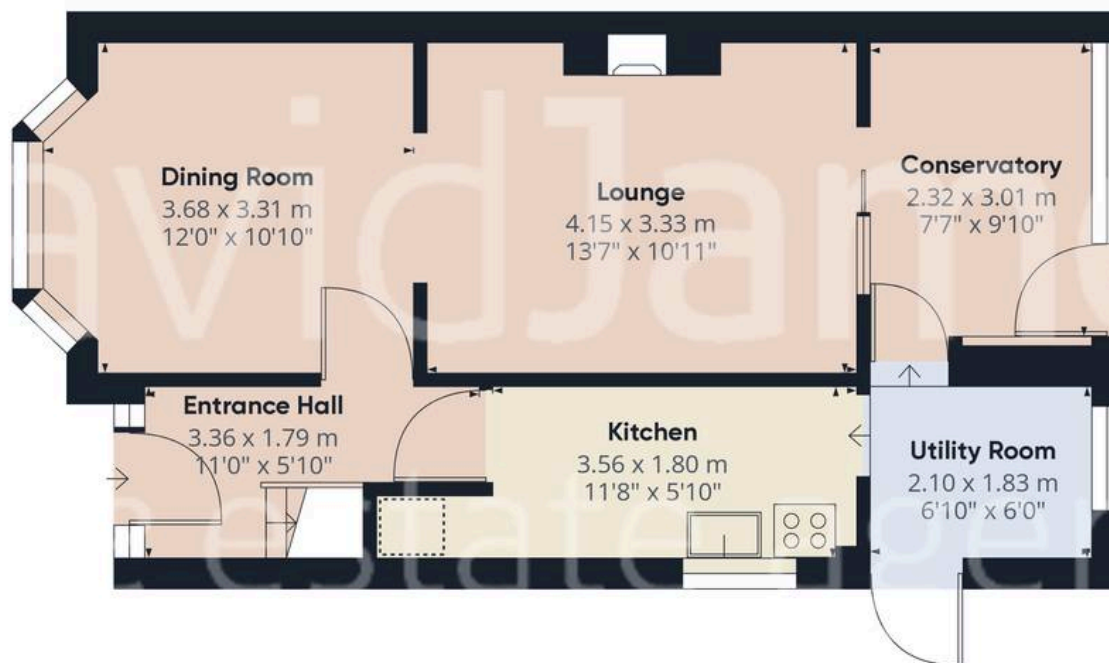
EPC Environmental Impact Rating: E

- Traditional style semi detached house nestled at the start of a small cul-de-sac
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Recently plastered and pleasantly decorated entrance hall and stairs
- Lounge with laminate flooring and electric fire set to a fireplace
- Dining room with laminate flooring and bay window to the front elevation
- UPVC conservatory with tiles flooring and part glazed door providing access to the rear garden
- Kitchen with a range of base and eye level units, utility room with outside store
- Modern first floor bathroom/Wc with white suite and separate shower cubicle with electric shower
- Combination gas central heating, majority UPVC double glazing (except utility window)
- Tandem driveway provides off road parking, garage, lawned rear garden with two patio areas









Floor 0



Floor 1

Approximate total area⁽¹⁾

87.1 m²

937.5 ft²

Reduced headroom

0.44 m²

4.76 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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