



## 15 The Beeches, Nottingham - NG3 6NH

Guide Price £170,000



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Nottingham

Guide Price £170,000–£180,000. NO CHAIN! Well-presented 3 bed townhouse within easy reach of Carlton's amenities! Featuring a lounge, open-plan dining kitchen and an enclosed rear garden.

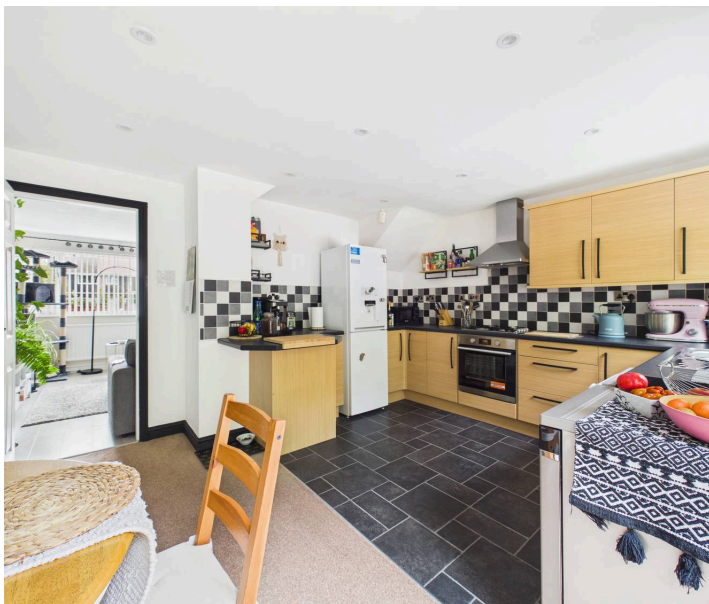
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-townhouse offered with no upward chain
- Ideal purchase for families, first-time buyers or buy-to-let investors
- Well-presented throughout with modern décor
- Within easy reach of Carlton's nearby amenities and frequent buses to Nottingham City Centre
- Bright and spacious lounge with wood-effect flooring
- Modern dining kitchen with French doors and integrated cooking appliances
- Three well-proportioned bedrooms
- Contemporary bathroom with a white three-piece suite and an electric shower
- Attractive front garden with picket fencing
- Enclosed rear garden with patio, lawn, large timber shed and an established tree-lined aspect for additional privacy

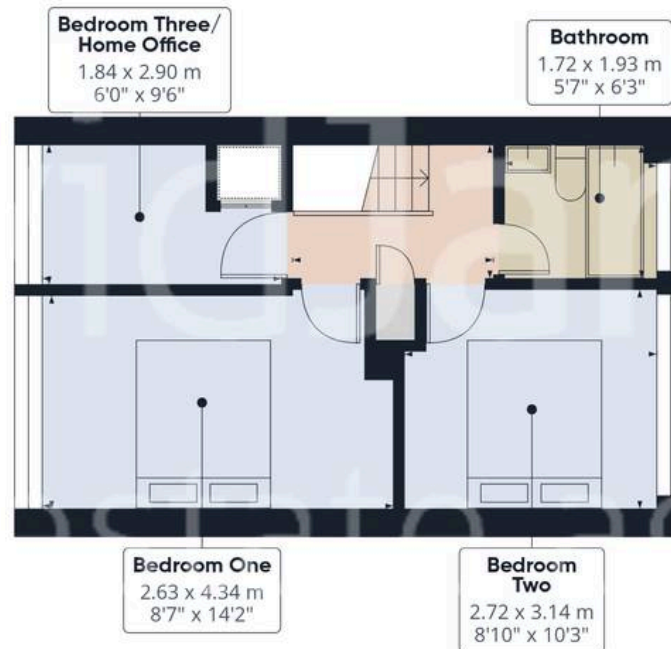








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

63.2 m<sup>2</sup>  
680 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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