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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Beamlight Road, Eastwood, Nottingham, Nottinghamshire , NG16 3JG Offers Over £200,000



### **FEATURES:**

- THREE BEDROOMS
- MID TOWN HOUSE
- EN SUITE TO MASTER BEDROOM
- NO UPWARD CHAIN
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- MODERN RESIDENTIAL LOCATION
- IDEAL FOR FIRST TIME BUYER
- 

**COUNCIL TAX BAND: B EPC RATING: B**

**Entrance hallway**  
Stairs rising to the first floor, doors to lounge and downstairs WC, radiator, vinyl flooring.

**Downstairs WC**  
UPVC window to front, two piece suite comprising of WC and hand wash basin, radiator.

**Lounge**  
4.34 m x 3.68 m (14'3" x 12'1")  
UPVC window to front aspect, under stairs storage cupboard, radiator, tv point, door to kitchen.

**Kitchen Diner**  
4.69 m x 2.72 m (15'5" x 8'11")  
UPVC window and french doors to rear aspect, fitted modern kitchen comprising of base and wall units, sink unit, integrated oven, hob and extractor above, integrated dishwasher, space for tall fridge freezer, vinyl flooring, radiator.

**First floor landing**  
Doors to bedrooms and bathroom, storage cupboard, loft access point.

**Bedroom One**  
3.70 m x 2.80 m (12'2" x 9'2")

UPVC window to front, radiator, tv point, door to en suite, over stairs storage cupboard.

**En Suite**  
UPVC window to front aspect, three piece suite comprising of shower cubicle, WC, hand wash basin, part tiled walls, radiator.

**Bedroom Two**  
2.80 m x 2.33 m (9'2" x 7'8")  
UPVC window to rear aspect, radiator.

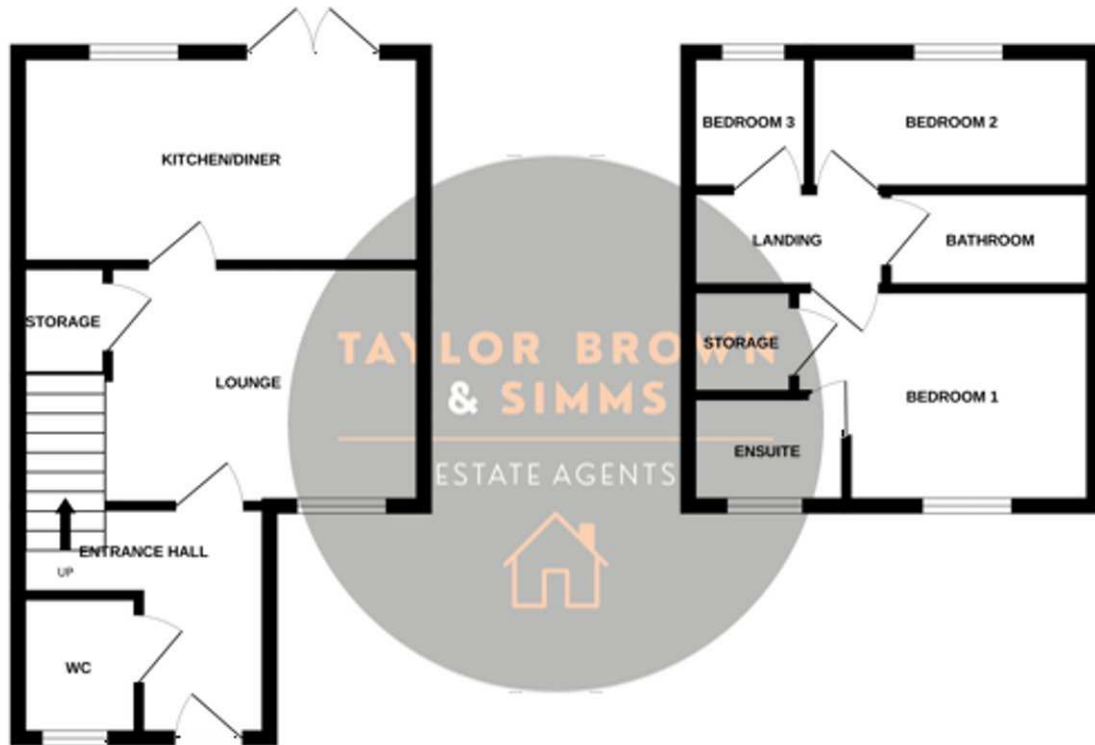
**Bedroom Three**  
UPVC window to rear, radiator.

**Bathroom**  
Three piece suite comprising of panelled bath, WC and pedestal hand wash, radiator, part tiled walls.

**Outside**  
To the front of the property is a driveway providing ample off street parking.  
To the rear is a paved area, lawned area and being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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