



5 Beech Avenue, Mapperley - NG3 5JW

Guide Price **£270,000**





5 Beech Avenue

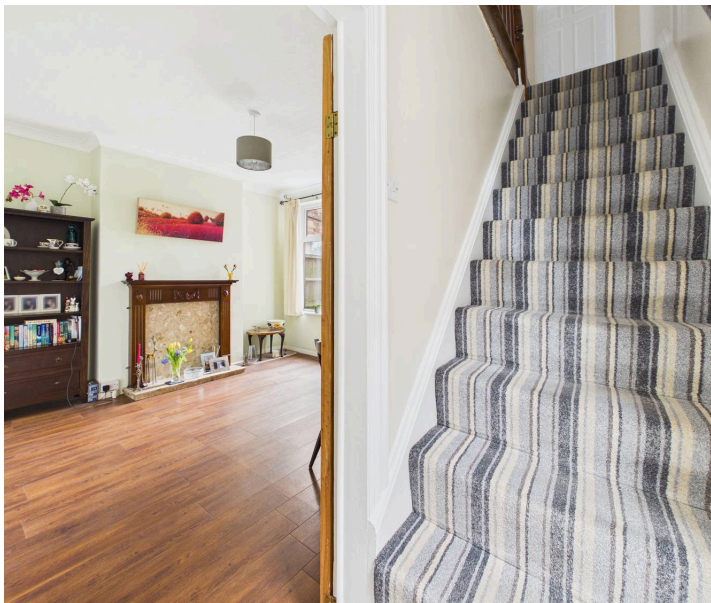
Mapperley, Nottingham

Well-presented end-terraced home with Mapperley's amenities on the doorstep! 3 double beds, 2 reception rooms, bathroom and a south-westerly facing rear garden. Perfect for those seeking convenience!

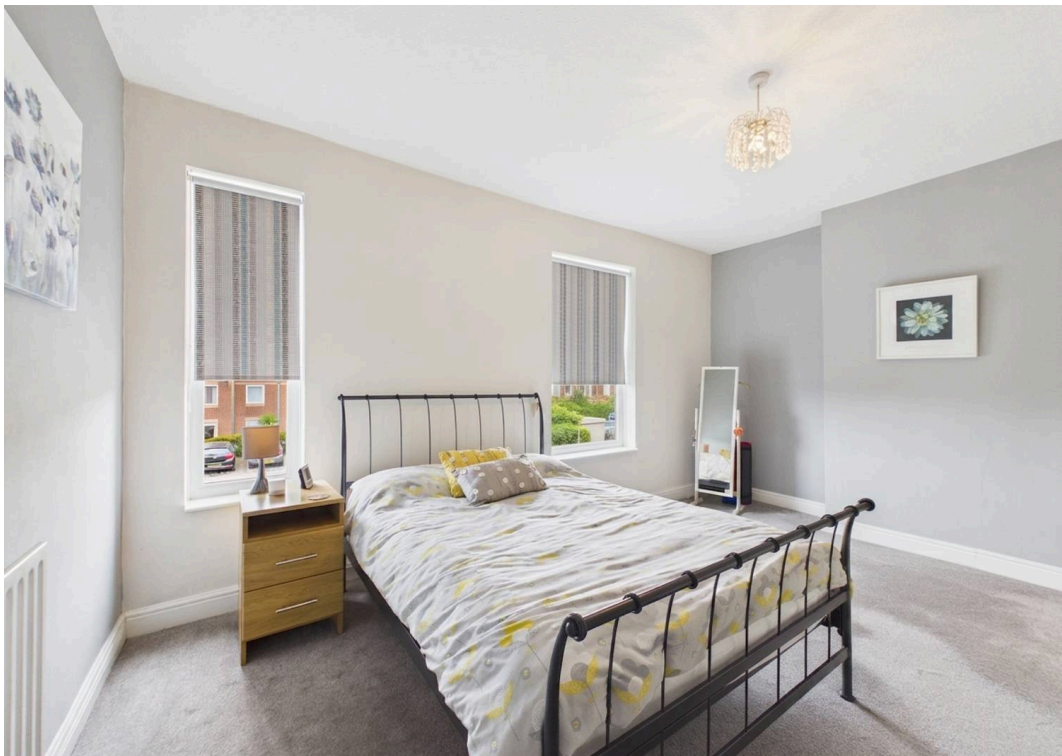
Council Tax band: B

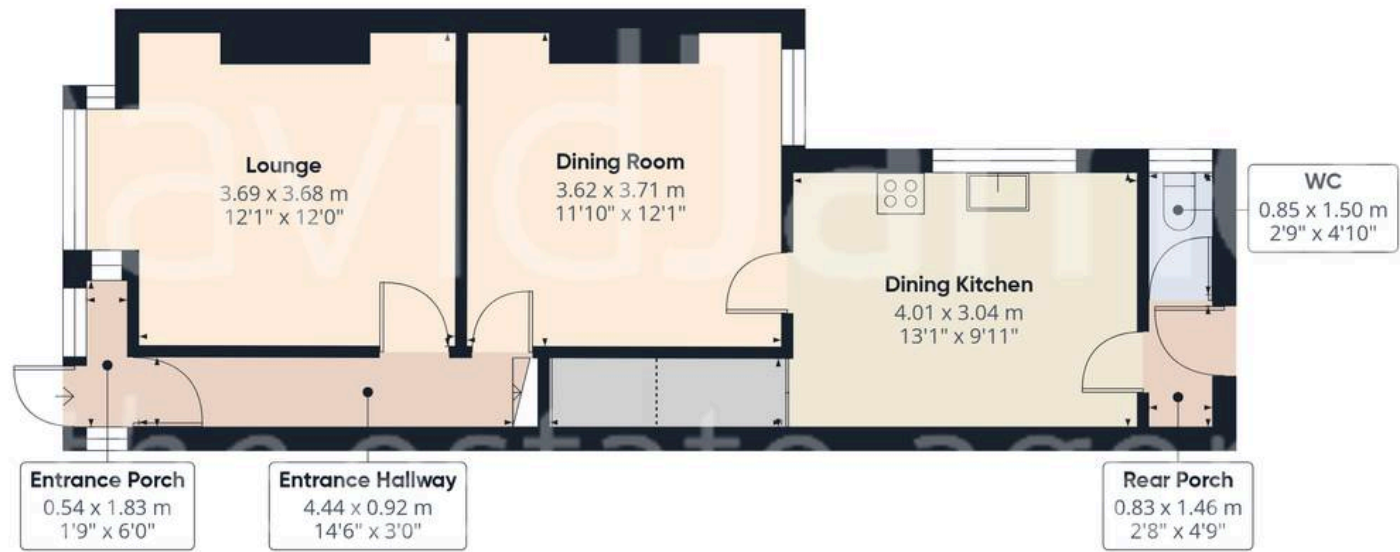
Tenure: Freehold

- Well-presented end terrace home
- Mapperley's excellent amenities, shops and frequent transport links on the doorstep
- Ideal for a range of buyers including families and professionals seeking convenience
- Bright and welcoming lounge featuring a large box window and gas fire
- Versatile separate reception room (dining room or second sitting area)
- Dining kitchen with integrated cooking appliances plus space for a table and chairs
- Rear lobby/porch leading to a convenient downstairs WC
- Three generously-sized double bedrooms
- Modern first floor bathroom with an electric shower and chrome-finish heated towel rail
- South-westerly facing and enclosed rear garden with lawn and paved seating area









Floor 0



Floor 1



Approximate total area⁽¹⁾

96 m²
1033 ft²

Reduced headroom

1.1 m²
11 ft²

(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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.