



LESLEY  
GREAVES  
estate & letting agents

# £235,000

## BESECAR AVENUE GEDLING

- THREE BEDROOMS
- LOUNGE/DINER
- GARAGE
- CORNER PLOT
- POPULAR LOCATION
- EPC E



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## Spacious Three Bedroom Semi Detached In A Sought-After Location

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS LOCATED IN A HIGHLY SOUGHT-AFTER AREA. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, INCLUDING THE SCENIC GEDLING COUNTRY PARK, EXCELLENT TRANSPORT LINKS AND WELL-REGARDED SCHOOL CATCHMENTS.

THE GROUND FLOOR COMPRISES AN ENTRANCE HALLWAY LEADING INTO A BRIGHT AND SPACIOUS LIVING/DINING ROOM, ENHANCED BY PATIO DOORS FROM THE DINING AREA OPENING ONTO THE REAR GARDEN, ALLOWING FOR PLENTY OF NATURAL LIGHT. THE FITTED KITCHEN OFFERS A PRACTICAL LAYOUT AND PROVIDES ACCESS TO THE SIDE OF THE PROPERTY.

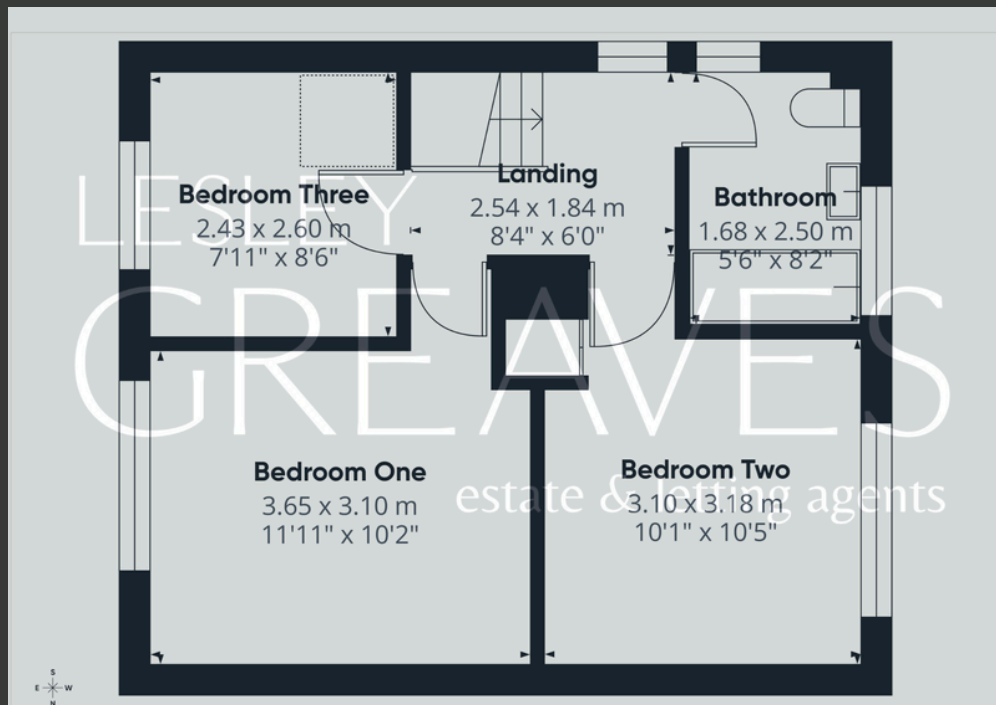
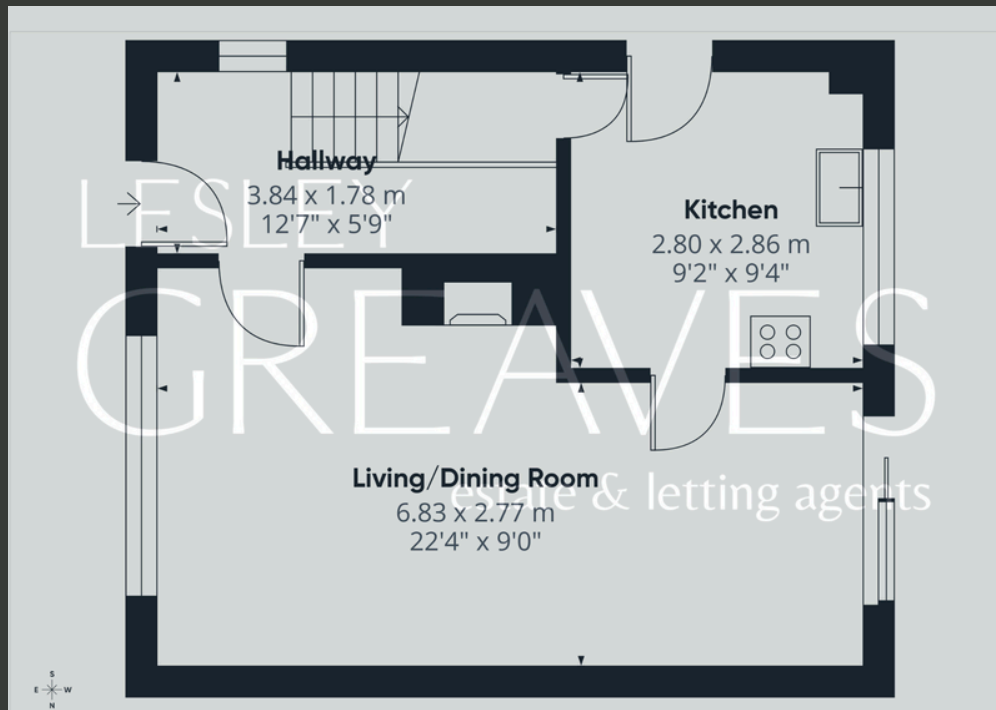
TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, WITH FITTED WARDROBES TO THE MAIN BEDROOMS, ALONG WITH A MODERN THREE-PIECE FAMILY BATHROOM SUITE.

EXTERNALLY, THE PROPERTY BENEFITS FROM BEAUTIFULLY MAINTAINED OUTDOOR SPACES. TO THE FRONT, A GENEROUS AND WELL-ESTABLISHED GARDEN IS MAINLY LAID TO LAWN, COMPLEMENTED BY MATURE SHRUBS AND FLOWERING BORDERS, CREATING AN ATTRACTIVE AND WELCOMING APPROACH. A DRIVEWAY AND GARAGE PROVIDE CONVENIENT OFF-STREET PARKING.

TO THE REAR, THE PRIVATE GARDEN FEATURES A PATIO AREA OFFERING AN IDEAL SPACE FOR RELAXING OR ENTERTAINING, ALONG WITH A USEFUL OUTHOUSE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 79 SQ METERS





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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