



73 Beaconsfield Street,
Hyson Green, NG7 6FN

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This recently refurbished end terraced home provides well presented accommodation arranged over three floors including; an entrance hall, a living room, a separate dining room, and a kitchen on the ground floor, two bedrooms, a bathroom, and a separate wc on the first floor, and a further bedroom on the second floor.

Benefiting from gas central heating, and UPVC double glazing throughout, the property has a yard to the rear, and a forecourt to the front.

Ideally situated for access to the tram network, and Nottingham city centre, the property is within easy reach of local facilities including supermarkets, and independent shops.

Offered to the market with no upward chain, viewing is highly recommended.

Guide Price £195,000





ACCOMMODATION

The entrance door opens into the entrance hall. The entrance hall has stairs rising to the first floor, and doors into the living room, and the separate dining room.

The bright living room has a large bay window to the front.

The dining room has a window to the rear, a high level window to the side, and a door opening to the kitchen.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for an oven, plus a for gas hob with a stainless steel splash back and extractor hood over. There are windows to the side and rear, a door leading to the cellar, and a door opening out.

On reaching the first floor, the landing has stairs rising to the second floor, an airing cupboard (housing the boiler), and doors opening into two bedrooms, the bathroom, and the separate wc.

Bedroom one has two windows to the front, while bedroom two has a window to the rear.

The bathroom has a bath with a shower and glazed screen over, and a pedestal wash hand basin. There is a window to the rear.

The separate wc has a wash hand basin, and a low flush wc.

Situated on the second floor, the third bedroom has a window to the side.

OUTSIDE

There is a forecourt to the front of the property, giving access to the entrance door.

To the rear of the property, there is a yard.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

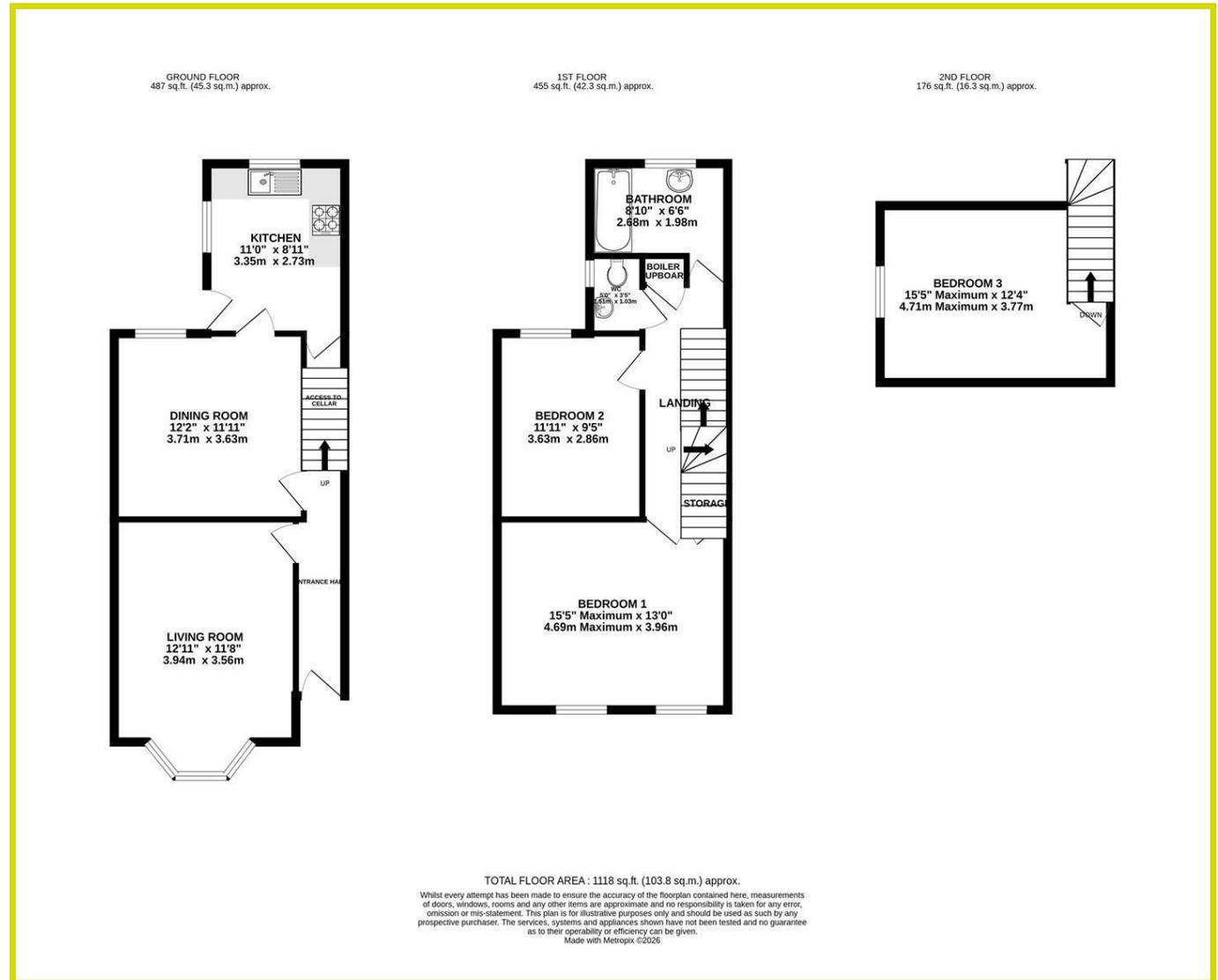
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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