



**ASHFORD  
& MOULT**  
ESTATE AGENTS

**£220,000**

**Beck Avenue**

Nottingham, NG14 6JG

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## PROPERTY SUMMARY

### CHAIN FREE! – AN INCREDIBLE OPPORTUNITY

This delightful three-bedroom semi-detached house on Beck Avenue, Calverton presents an excellent opportunity for a variety of buyers. With one spacious reception room, this home offers a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The property features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The family bathroom is conveniently located, catering to the needs of modern living. Additionally, the house boasts parking for two vehicles, a valuable asset in this sought-after area.

One of the standout features of this property is its proximity to local schools, shops, and transportation links, providing easy access to both Arnold and Nottingham. This makes it an excellent choice for first-time buyers, families looking to upsize, or those wishing to downsize. Investors will also find this property appealing due to its potential for rental income.

While the home is move-in ready, it also offers the opportunity for modernisation, allowing new owners to personalise the space to their taste. This flexibility makes it a perfect canvas for anyone looking to create their dream home.

In summary, this semi-detached house on Beck Avenue is a fantastic opportunity for a range of buyers. With its prime location, ample space, and potential for enhancement, it is not to be missed.

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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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