



**Clough Court
Beechdale, Nottingham NG8 3FJ**

A WELL PRESENTED THREE
BEDROOMEND OF TERRACE PROPERTY
SITUATED IN BEECHDALE, NOTTINGHAM

Guide Price £230,000 Freehold

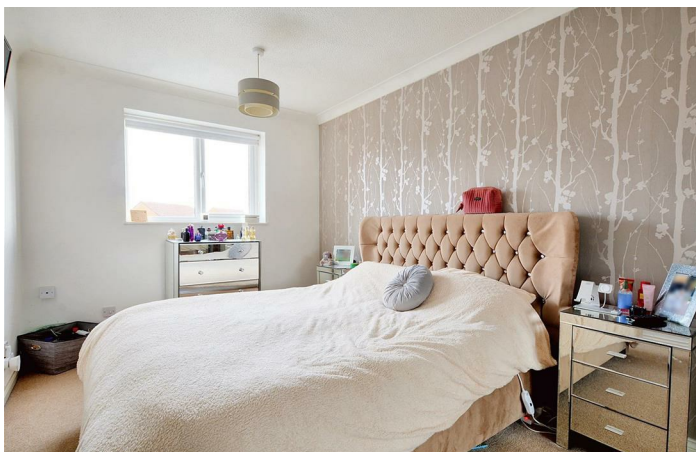


This well-presented three-bedroom end-terrace property is located in Beechdale, Nottingham, making it a great option for families looking for a comfortable home in a convenient location. The property includes a driveway with space for two cars, ensuring off-road parking.

Inside, the ground floor offers a spacious lounge, perfect for relaxation, and a separate dining room that's ideal for family meals or entertaining. The kitchen is well-sized with ample storage and counter space for everyday cooking.

Upstairs, there are three good-sized bedrooms and a family bathroom, providing ample space for a growing family. Externally, the newly landscaped low-maintenance rear garden offers a great space for outdoor activities without the hassle of extensive upkeep.

The property is situated in a family-friendly area, close to local schools, shops, and parks. It also benefits from excellent transport links to Nottingham city centre, making it easy to access a wide range of amenities. This home offers a fantastic opportunity for those seeking a well-located family property with great potential. Book your viewing today!



Front of Property

To the front of the property there is a driveway providing off the road parking for two cars.

Entrance Hallway

Composite entrance door to the front elevation leading to the entrance hallway comprising carpeted flooring, wood panelling, UPVC double glazed window to the side elevation, coving to the ceiling, door to lounge.

Lounge

12'7" x 13'11" approx (3.84 x 4.25 approx)

Lounge comprises carpeted flooring, wall mounted radiator, stairs to first floor, TV point, coving to the ceiling, spotlights to the ceiling, UPVC double glazed window to the front elevation, door to kitchen.

Kitchen

12'6" x 9'3" approx (3.82 x 2.82 approx)

Kitchen comprises linoleum flooring, wall mounted radiator, coving to the ceiling, spotlights to the ceiling, space and point for a fridge freezer, a range of wall base and drawer units with work surfaces over incorporating a sink and drainer unit with mixer tap, integrated dishwasher, space and plumbing for a washing machine, electric oven with a five ring hob above and cooker hood over, tiled splashbacks, UPVC double glazed window to the rear elevation, door to additional reception room.

Second Reception Room

18'2" x 8'7" approx (5.54 x 2.63 approx)

This additional reception room comprises laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator, UPVC double glazed French doors leading to the enclosed rear garden.

First Floor Landing

Carpeted stairs with wood panelling lead to landing comprising carpeted flooring, access to the loft, spotlights to the ceiling, doors to rooms.

Bedroom 1

8'8" x 14'10" approx (2.66 x 4.54 approx)

This bedroom comprises carpeted flooring, built-in wardrobes, UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling.



Bedroom 2

6'7" x 12'6" approx (2.01 x 3.83 approx)

This bedroom comprises carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling.

Bedroom 3

9'9" x 12'7" approx (2.98 x 3.85 approx)

This bedroom comprises carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, built-in storage.

Bathroom

6'4" x 6'3" approx (1.95 x 1.93 approx)

Family bathroom comprises WC, vanity wash hand basin with mixer tap, L-shaped bath with mixer tap, mains fed shower with attachment above, coving to the ceiling, tiled splashbacks, heated towel rail, extractor fan.

Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, artificial lawned area, surrounded by fenced boundaries, gated access to the side of the property, access to external conservatory, external power.

Conservatory

7'11" x 7'2" approx (2.43 x 2.19 approx)

Tiled flooring, light and power.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

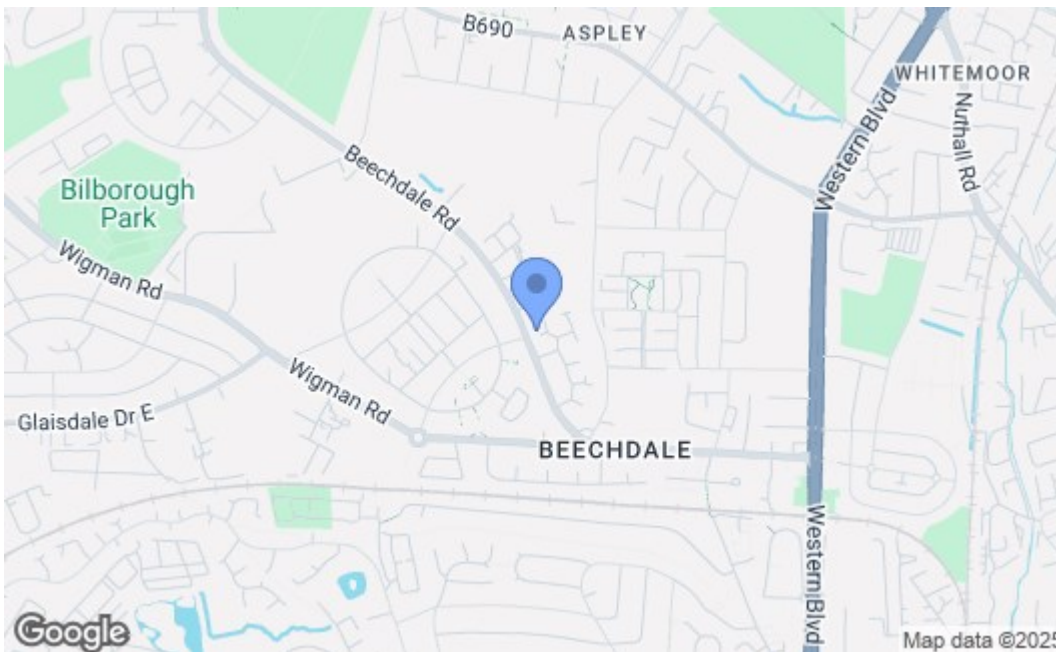
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.