



Beacon Hill Rise,  
, Nottingham  
NG3 2GX

**£190,000 Freehold**



Situated in the ever-popular residential area of Beacon Hill Rise, NG3, this spacious and well-maintained three-bedroom terraced home offers generous living accommodation, excellent outdoor space and superb access to local amenities and Nottingham City Centre. Ideal for families, first-time buyers or investors alike, the property combines practical living with a highly convenient location.

To the front, the property benefits from off-road parking and a well-kept front garden, providing both kerb appeal and practicality. The home is fully fitted with uPVC windows and doors throughout, ensuring energy efficiency and low maintenance.

Upon entering the property, you are welcomed into a spacious and inviting interior. The ground floor boasts a large, bright lounge, offering ample space for both relaxation and entertaining. Natural light flows through the room, creating a warm and comfortable atmosphere.

To the rear of the property is a generously sized kitchen diner, thoughtfully laid out to provide both cooking and dining space. The kitchen comes complete with fitted white goods, ample worktop space and storage units, making it a highly functional hub of the home. The dining area comfortably accommodates a family dining table, ideal for everyday living and social occasions.

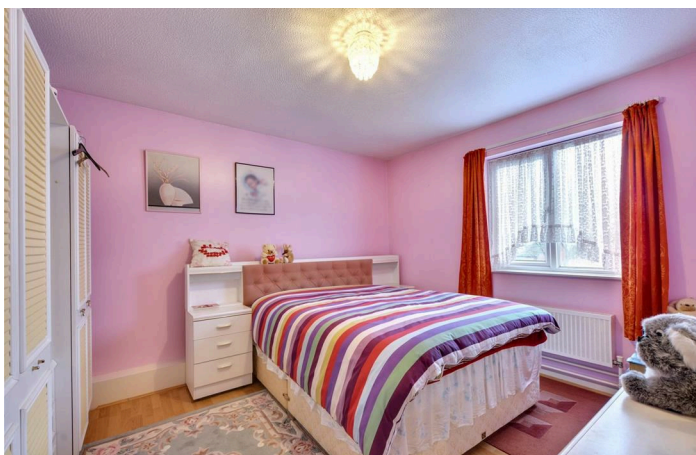
Further enhancing the practicality of the ground floor is a convenient downstairs WC, a separate cloakroom, and plenty of additional storage space, catering perfectly to modern family needs.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both offering comfortable accommodation with space for wardrobes and additional furnishings. The third bedroom is a good-sized single, ideal as a child's room, guest room, or home office. The first floor also benefits from a family bathroom fitted with a three-piece suite, along with an airing cupboard, providing further useful storage.

Externally, the property truly stands out with its large rear garden. This generous outdoor space offers excellent potential for landscaping, family activities, or entertaining during the warmer months. Whether you are looking to create a garden retreat or a safe play area for children, the space provides flexibility and scope.

The location is a key feature of this home. Beacon Hill Rise is well positioned for a range of local amenities, including nearby shops, supermarkets, schools and healthcare facilities. There are also parks and recreational areas within easy reach. The property benefits from excellent transport links, with regular bus services and convenient road access into Nottingham City Centre, making it an ideal choice for commuters.

This is a fantastic opportunity to acquire a spacious home in a well-connected and sought-after area. Early viewing is strongly recommended to fully appreciate the size, layout and potential this property has to offer.



### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, storage cupboards, wall mounted radiator, doors leading off to:

### Lounge

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling.

### Kitchen Diner

A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, oven with hob over and extractor hood above, space and point for a fridge freezer, space and plumbing for a washing machine, ample space for a dining table, wall mounted radiator, UPVC double glazed window to the rear elevation, laminate flooring.

### WC

Handwash basin with separate hot and cold taps, tiled splashbacks, wall mounted radiator, WC, UPVC double glazed window to the rear elevation, linoleum flooring.

### First Floor Landing

Carpeted flooring, access to the loft, storage cupboards, doors leading off to:

### Bedroom One

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring.

### Bedroom Two

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, storage cupboard.

### Bedroom Three

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, storage cupboard.

### Bathroom

UPVC double glazed window to the rear elevation, tiling to the walls, handwash basin with mixer tap, WC, wall mounted radiator, panelled bath with shower over, linoleum floor covering.

### Front of Property

To the front of the property there is a gated gravelled front garden with a range of mature plants and shrubbery planted throughout, steps leading to the front entrance door, outdoor store.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, access to the outdoor store, outdoor water tap, gravelled garden, pathway leading to the rear driveway, gated access to the rear, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

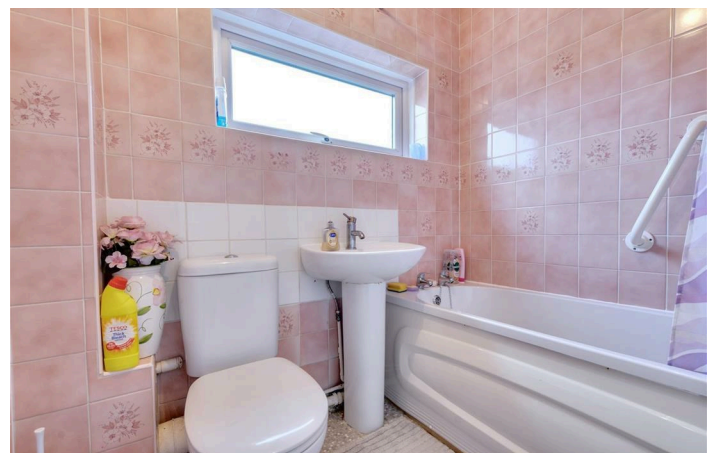
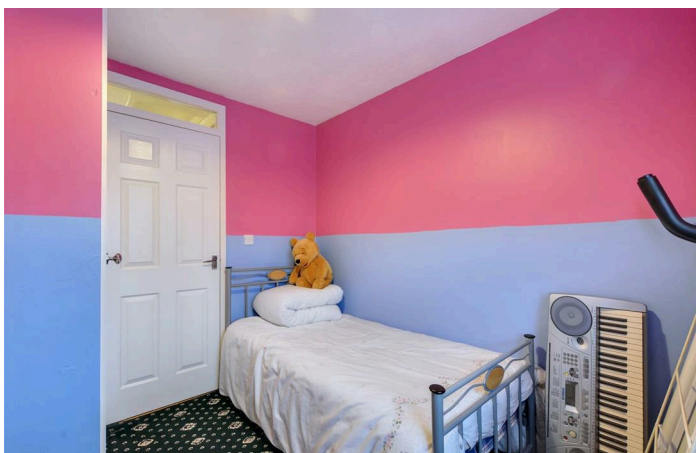
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.