

Ennismore Gardens,  
Beechdale, Nottingham  
NG8 3LJ

**Offers Over**  
**£270,000 Freehold**

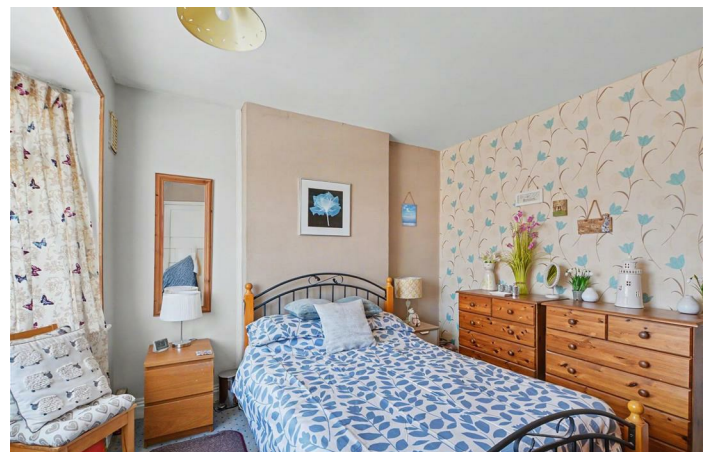


Located on Ennismore Gardens is this delightful semi-detached house offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers, families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property benefits from parking, a valuable asset in this popular location.

Ennismore Gardens is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks. This makes it an excellent choice for those looking to enjoy a vibrant lifestyle while still having a peaceful retreat to call home.

In summary, this semi-detached house in Ennismore Gardens presents a wonderful opportunity for anyone seeking a comfortable and spacious living environment in Nottingham. With its appealing layout and convenient location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your own.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, useful under stairs storage cupboard and doors to the living/dining room and lounge.

### Lounge

14'4" x 11'5" including bay (4.38m x 3.50m including bay )  
A carpeted reception room with UPVC double glazed bay window to the front and radiator.

### Living/Dining Room

13'11" x 11'0" (4.25m x 3.36m )  
A carpeted reception room with UPVC double glazed window to the rear, radiator and door to the kitchen.

### Kitchen

11'5" x 6'6" (3.5m x 2m )  
Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, space for a cooker, fridge and freezer, plumbing for a washing machine, tiled splashbacks, two windows and a door to the rear.

### Landing

With UPVC double glazed window to the front, loft hatch, radiator and doors to the WC, bathroom and three-bedrooms.

### Bedroom One

11'11" x 11'5" including bay (3.65m x 3.49m including bay)  
A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

### Bedroom Two

11'5" x 8'7" (3.5m x 2.64m )  
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'1" x 7'11" (2.47m x 2.43m )  
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

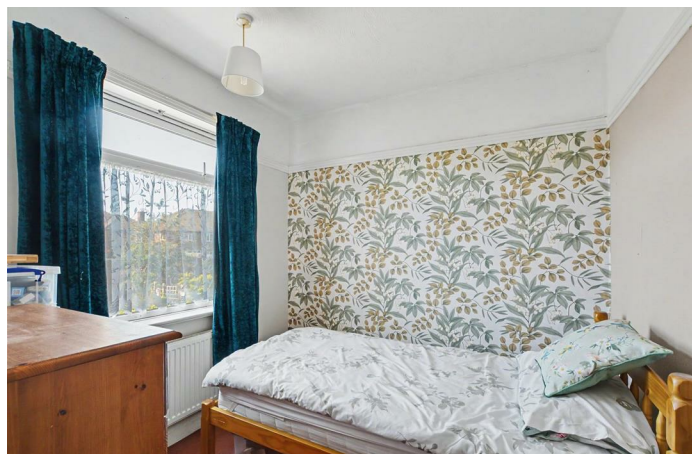
Comprising a panelled bath with electric shower over, pedestal wash-hand basin, radiator, window to the side and built-in storage cupboard.

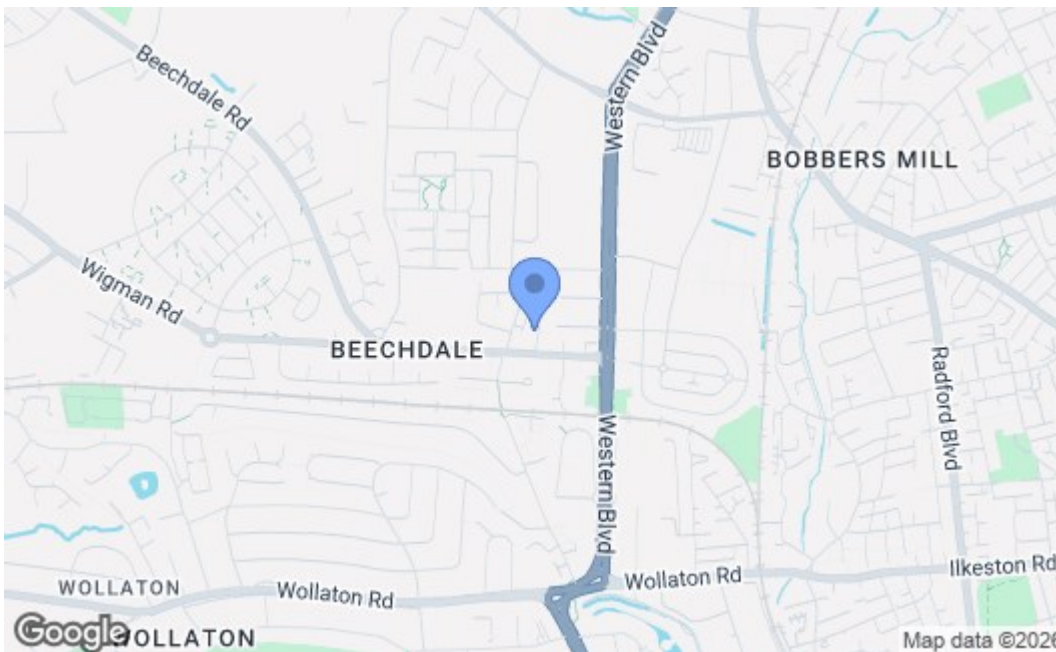
### Separate WC

Fitted with a WC, radiator and window to the rear.

### Outside

To the front of the property you will find a small lawned garden with a gravelled driveway and gated side access leading to the generous rear garden which is over 19 metres long and around 9 metres wide and includes a patio, gravelled area and lawn beyond, a second patio to the rear, and a summer house, garden room and shed.





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.