

26 Beech Avenue, Mapperley, NG3 5JW

Price Guide £325,000

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Marriotts



26 Beech Avenue
Mapperley, NG3 5JW

- Three double bedrooms
- Large L-shaped lounge diner
- Entrance porch and hallway
- Close to Mapperley's shops
- Elevated front views
- NO UPWARD CHAIN

A spacious detached bungalow located just a short walk from Mapperley's shops and amenities, with three double bedrooms, double garage, lovely elevated views and for sale with NO UPWARD CHAIN!





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Overview

The property also has a secure garden with wrought iron lockable side gates, entrance porch and hallway, a large L-shaped lounge diner with elevated views, breakfast kitchen, bathroom and separate toilet. The property also has UPVC double glazing and gas central heating with a combination boiler.

Entrance Porch

With UPVC double-glazed front entrance door and side window, tiled floor, ceiling light and secondary door through to the hallway.

Hallway

Radiator, loft access and cupboard housing the Baxi combination gas boiler.

Lounge Diner

A large L-shaped room with four radiators, UPVC double glazed windows to the front and side with elevated views toward Woodthorpe and Arnold. There are three ceiling light points, TV and Virgin media points.

Kitchen

A range of wall and base units with granite-style worktops, one-and-a-half bowl stainless steel sink unit and drainer and coloured tiled splashbacks. Gas cooker point with filter hood, plumbing for washing machine, tiled floor, radiator and UPVC double glazed window and side door.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed side window and radiator.

Bedroom 3

UPVC double-glazed side and rear windows, radiator and Virgin media point.

Bathroom

With full-height tiling and tiled floor, the suite consists of a bath with electric shower and pedestal wash basin. Extractor fan, radiator and UPVC double glazed rear window.

Separate Toilet

With dual flush toilet, wash basin with tiled splashback, radiator, tiled floor and UPVC double glazed rear window.

Outside

To the front is the lawned garden and driveway which provides parking for two cars. Twin up and over doors lead into the garage, which has light and power, modern RCD board, gas and electricity meters. Lockable wrought iron side gates on either side of the bungalow lead to the rear, where there is a lawned garden extending to one side, wall light, separate halogen security light and a majority fenced perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough - Band D
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k







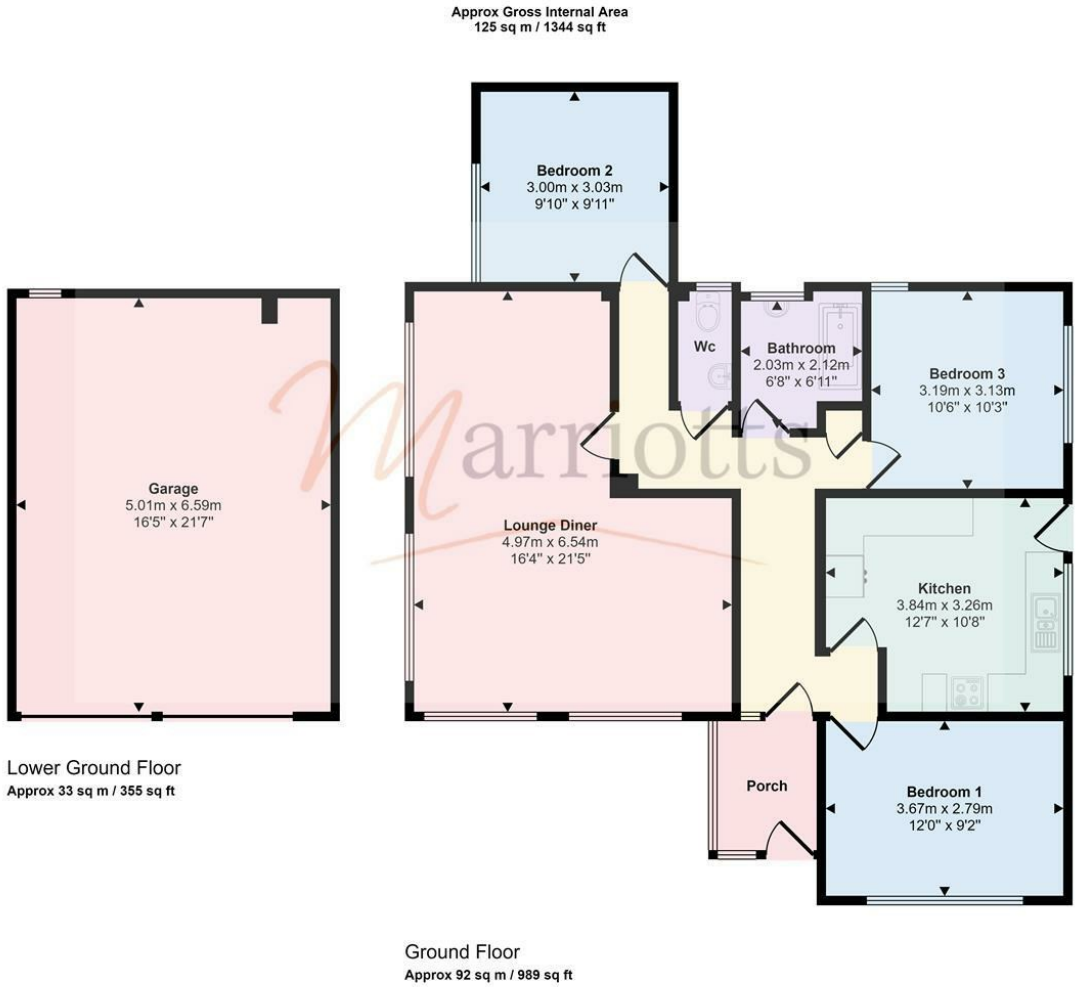




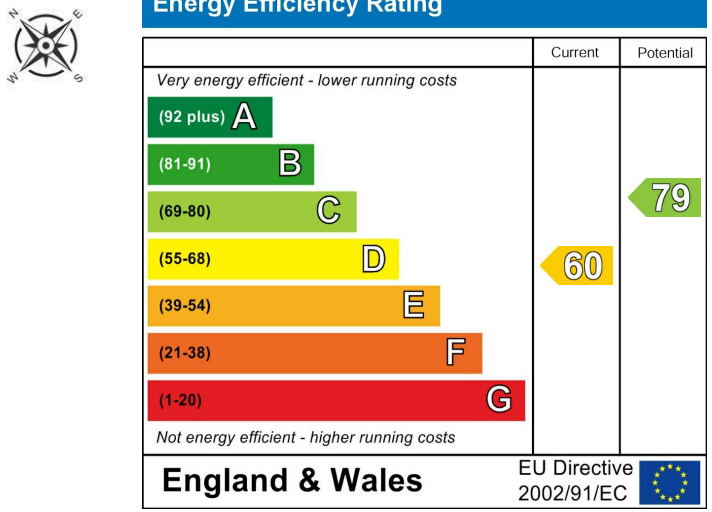
LOCATION OF BOILER: Hallway
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British gas
MAINS ELECTRICITY PROVIDER: British gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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