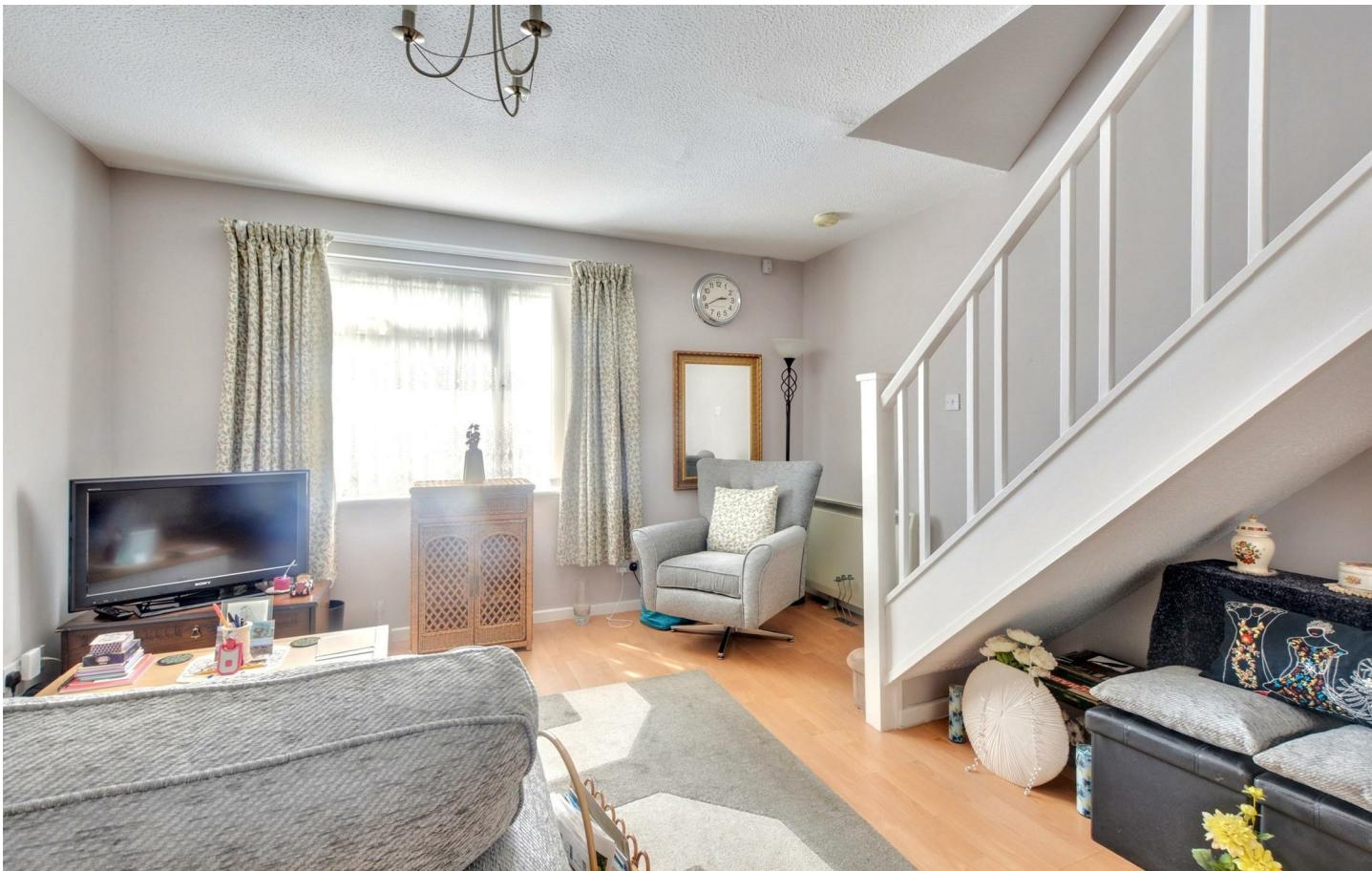




**Gaynor Court
Beechdale, Nottingham NG8 3FL**

Guide Price £185,000 Freehold

Well-Presented 2-Bedroom Semi-Detached Home – Gaynor Court, NG8
Double Driveway | Front & Rear Gardens | Excellent Local Amenities



Located in a quiet cul-de-sac in the popular NG8 area, this well-maintained two-bedroom semi-detached home offers spacious accommodation, off-road parking for two vehicles, and well-kept front and rear gardens — making it an ideal purchase for first-time buyers, downsizers, or investors.

The property is entered via a handy porch area, leading into a bright and generously sized lounge with views over the front garden. To the rear, you'll find a kitchen-diner with plenty of storage and workspace, along with a UPVC door opening onto a beautifully maintained rear garden. The outdoor space is private, well-kept, and includes both side and rear access — with direct access to the rear of the driveway for added convenience.

Upstairs, the home offers two comfortable double bedrooms, a modern family bathroom, and useful storage. There is also loft access for additional storage potential.

Gaynor Court enjoys a fantastic location close to a range of local amenities. It's just a short distance from Beechdale High Street with its selection of shops, cafes, and services. The popular Harvey Hadden Sports Village is also nearby, offering access to a gym, swimming pool, athletics facilities, and more. Well-regarded local schools such as Melbury Primary School, Bluecoat Beechdale Academy, and Nottingham Girls' Academy are all within easy reach, making this an excellent choice for families.

Public transport is easily accessible, with regular bus services providing direct links to Nottingham city centre and surrounding areas.

This is a well-positioned, low-maintenance home with great potential in a convenient and well-connected area. Early viewing is strongly recommended.



Entrance Porch

UPVC double glazed entrance door to the front elevation leading into the entrance porch comprising laminate floor covering, UPVC double glazed window to the side elevation, wall mounted electric consumer unit, door leading through to the lounge.

Lounge

13'5" x 14'9" approx (4.1 x 4.5 approx)

Laminate floor covering, carpeted staircase leading to the first floor landing, UPVC double glazed window to the front elevation, two electric storage heaters, door leading through to the kitchen.

Kitchen

13'5" x 9'10" approx (4.1 x 3.0 approx)

Laminate floor covering, electric storage heater, ample space for dining table, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation leading out to the rear garden, a range of matching wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap over, space and point for a cooker, space and point for a washing machine, space and point for a freestanding fridge freezer.

First Floor Landing

Carpeted flooring, loft access hatch, doors leading off to:

Bedroom Two

13'5" x 6'10" approx (4.1 x 2.1 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, electric heater.

Bathroom

7'2" x 6'6" approx (2.2 x 2.0 approx)

UPVC double glazed window to the side elevation, vanity wash hand basin, WC, part panelling to the walls, linoleum floor covering, panelled bath with electric shower over, tiled splashbacks.

Bedroom One

10'9" x 10'9" approx to the wardrobe (3.3 x 3.3 approx to the wardrobe)

UPVC double glazed window to the front elevation,



picture rail, built-in wardrobe, built-in storage cupboard providing ample additional storage space, carpeted flooring, electric heater.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, shed, a range of shrubbery and a tree planted to the borders, fencing to the boundaries with secure rear access gate leading to the driveway providing off the road parking.

Front of Property

To the front of the property there is a front garden with lawned area with a tree and shrubbery planted to the borders, pathway leading to the entrance door, on road parking.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 18mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

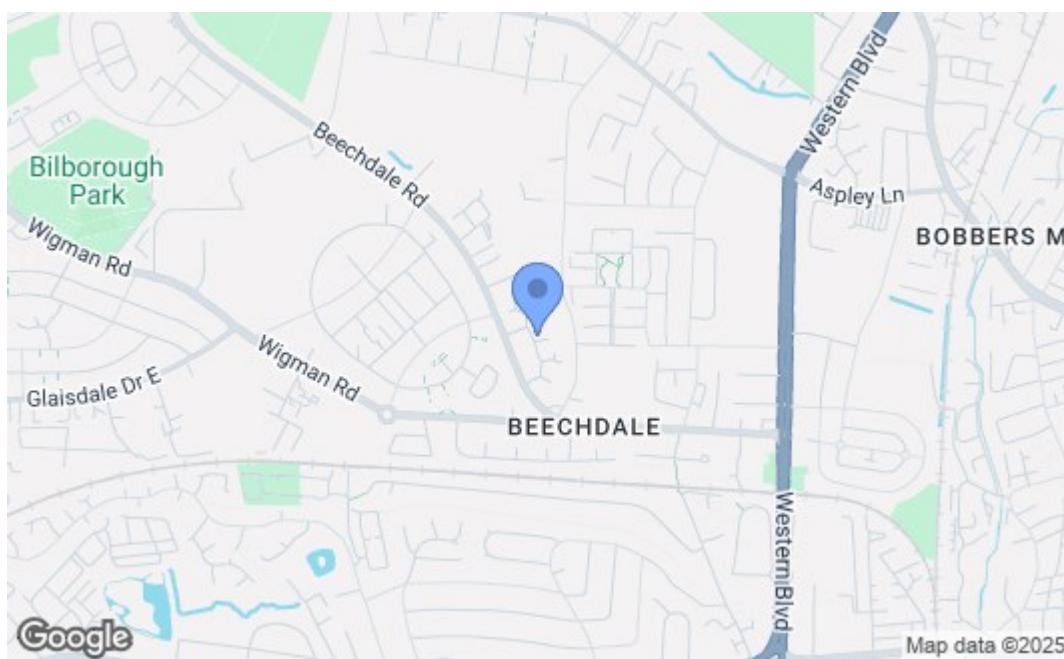
Flood Defences: No

Non-Standard Construction: No

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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.