



Highwood Avenue  
Bilborough, Nottingham NG8 3AF

A THREE BEDROOM MID TERRACE  
PROPERTY FOR SALE IN BEECHDALE,  
NOTTINGHAM - NO UPWARD CHAIN

**Offers Over £155,000 Freehold**



A great opportunity to purchase a well-maintained three-bedroom mid-terrace home, ideally situated in the heart of Beechdale. With excellent access to local amenities including schools, supermarkets, bus routes, and major road links, this property offers both comfort and convenience in a popular residential area.

The property welcomes you with a spacious entrance hall, giving access to a bright and airy lounge. The lounge is generously sized, providing a comfortable living space with room for both seating and dining. From here, you are led into the kitchen, which is fitted with a range of wall and base units and offers access to the enclosed rear garden – a private outdoor space ideal for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms, both benefiting from natural light and neutral décor. The first floor is completed by a three-piece family bathroom.

Externally, the property benefits from a low-maintenance rear garden with secure fencing, while the front provides a private driveway offering off-road parking.

Whether you're a first-time buyer looking to step onto the property ladder, or an investor seeking a reliable rental opportunity, this home has plenty to offer in a sought-after location.

Viewings are highly recommended to fully appreciate the space and potential this property provides.



### Entrance Hallway

Composite entrance door leading into the entrance hallway comprising laminate floor covering, staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

14'33 x 10'70 approx (4.27m x 3.05m approx)  
Laminate floor covering, wall mounted radiator, dado rail, UPVC window to the front elevation.

### Kitchen

7'95 x 14'06 approx (2.13m x 4.42m approx)  
Linoleum floor covering, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, wall mounted radiator, UPVC window to the rear elevation, storage cupboard, space and plumbing for a washing machine, space and point for a cooker.

### First Floor Landing

Carpeted flooring, access to the loft, dado rail, doors leading off to:

### Bedroom One

9'25 x 10'52 approx (2.74m x 3.05m approx)  
Carpeted flooring, UPVC glazed window to the front elevation, wall mounted radiator, built-in storage.

### Bedroom Two

9'66 x 9'27 approx (2.74m x 2.74m approx)  
Laminate floor covering, UPVC glazed window to the rear elevation, wall mounted radiator, built-in storage.

### Bedroom Three

7'70 x 6'55 approx (2.13m x 1.83m approx)  
Laminate floor covering, UPVC glazed window to the rear elevation, wall mounted radiator, single glazed window to the landing.

### Bathroom

Laminate floor covering, UPVC glazed window to the front elevation, WC, wooden panelling, tiled splashbacks, handwash basin, bath with separate hot and cold taps.

### Outside

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio, hedging and fencing to the boundaries.

### Front of Property

To the front of the property there is a driveway providing off the road parking, front garden, 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

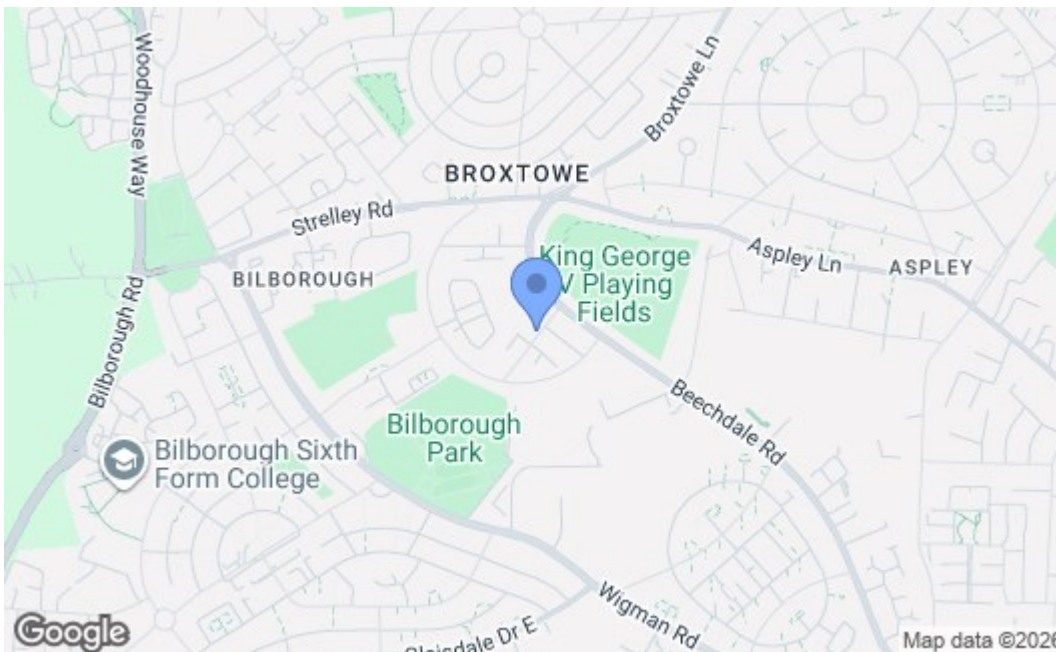
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.